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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JANUARY 8, 2020

SUBJECT: DR19-136, FLOWER CHILD

STRATEGIC INITIATIVE: Exceptional Built Environment

Approve two restaurant users within the San Tan Village area.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-136, Flower Child: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2 acres, generally located at the northwest corner of Santan Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: Butler Design Group
Name: David Reuterman
Address: 5017 E. Washington St. Ste. 107
Phoenix, AZ 85034
Phone: 602-218-4829
Email: Davidr@butlerdesigngroup.com

OWNER

Company: Santan Development Group Inc
Name: Ty LeSueur
Address: 3850 E. Baseline Road Ste. 114
Mesa, AZ 85206
Phone: 480-424-3400
Email: ty@lesueurinvestments.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 8, 1996</i>	Town Council adopted Ordinance No. 998 (A96-8), annexing 290 acres, which included the subject site.
<i>January 25, 1999</i>	Town Council approved Z98-27 by adopting Ordinance No. 1142, rezoning approximately 523 acres from R-43 (Maricopa County Rural Residential) to PAD (Planned Area Development) with the underlying zoning designation of C-2 (General Commercial).
<i>November 16, 1999</i>	Town Council approved Ordinance No. 1230 by adding and rezoning 63 acres from R-43 (Maricopa County Rural) to C-2 with underlying PAD; adding new conditions; amending the development plan of Crossroads Center Planned Area Development.
<i>August 13, 2012</i>	Design Review Board approved DR-5-139-A, the addition of Parcels A, C, D and E, the addition of 2 new signs and minor modifications to 2 signs for Santan Village Master Sign Plan Amendment.
<i>March 30, 2015</i>	Design Review Board approved case DR15-25 for the Living Spaces, a home furnishing retail store (north of the subject site).
<i>March 27, 2017</i>	DA16-49 Santan Village Parkway North Arterial ROW Landscape was administratively approved for portions of Santan Village Parkway and Williams Field Road.
<i>June 7, 2017</i>	Planning Commission approved cases DR17-1010 and DR17-1015 for Firebirds, a restaurant (west of the subject site).
<i>November 6, 2019</i>	Planning Commission reviewed DR19-136 Flower Child as a study session item.
<i>December 4, 2019</i>	DR19-136 Flower Child was continued to the January 8, 2020 Planning Commission public hearing to comply with legal posting requirements.

Overview

Flower Child and North Italia, two restaurant concepts, are proposed with a common shared space on 2 acres at the northwest corner of Santan Village Parkway and Williams Field Road within the San Tan Village area. The site is part of Parcel A as identified within the approved Gilbert Crossroads PAD under Ordinance No. 1230. Parcel A is 51.66 acres with the Living Spaces furniture store and the restaurant Firebirds currently developed on 10.24 acres.

The two restaurants will have a total of 10,949 sq. ft. of indoor space and 2,672 sq. ft. of outdoor patio dining space. Access to the site is provided by an existing right in/right out driveway along Williams Field Road and a new proposed right in/right out curb cut with a right-turn deceleration lane along Santan Village Parkway, a new private internal drive will connect the site to the other developments on Parcel A.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial (RC) PAD	Parking and vacant land
South	Regional Commercial	Regional Commercial (RC)	San Tan Pavilions
East	Regional Commercial	Regional Commercial (RC) PAD	San Tan Regional Mall
West	Regional Commercial	Regional Commercial (RC) PAD	Firebirds and Living Spaces
Site	Regional Commercial	Regional Commercial (RC) PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 1230	Proposed
Maximum Building Height (ft.)/(Stories)	40' retail and services	27' 4"
Minimum Building Setback (ft.)		
Front	20'	114' 4"
Side (Street)	10'	108'
Side (Non-residential)	0' internal to site*	78' 5"
Rear (Non-residential)	0' internal to site*	37' 4"
Minimum Required Perimeter Landscape Area (ft.)		
Front to ROW	20' / 50' x 250'	20' / 50' x 250' at intersection
Side to ROW	20' / 50' x 250'	20' / 50' x 250' at intersection
Side (Non-residential)	0'	0'
Rear (Non-residential)	0'	0'
Landscaping (% of net lot area)	15%	29.4%
Parking	1000/4 per Ord. No. 1230 57 required	76 spaces provided

*may be reduced internal to site in conformance with LDC section 2.304.E.

DISCUSSION

This case was continued at the December 4, 2019 Planning Commission public hearing due to legal posting requirements. Crossroads Center PAD was originally a 586 acre mixed use project located south of Ray Road, north and west of the 202 Freeway and east of the Maple Drive alignment. The PAD has created a destination with a wide variety of commercial, employment, and multi-family uses with the center of the development being the SanTan Village Regional Shopping Mall. The Crossroads Center PAD has specific development standards, including some standards under the ULDC, and character design that developments have followed over the past 20 years. The site is proposing a unique character that is pulling elements of design from the Crossroads PAD.

Site

The two restaurants are oriented with front entrances facing the arterial roads and the patio space directed towards the hard corner of Santan Village Parkway and Williams Field Road. The restaurants will be sharing the same pad and walls but each restaurant will still function as a sole business. The shared patio space will also be separated by landscape. Parking wraps around the building with a total of 76 spaces provided, exceeding the requirement of parking in Ordinance No. 1230.

Landscape

The site is part of the Santan Village Parkway Right-of-Way landscape improvements design approved under DA16-49 and included the Right-of-Way street frontage along Williams Field Road. The project is matching the design, and will be providing foundation landscaping around the building and utilizing Southern Live Oak at parking lot landscape islands to match the other developments in Parcel A. The common outdoor eating space for the two restaurants has Columnar Ficus trees with Jasmine groundcover to act as a buffer between the two outdoor dining spaces. Lemon trees in pots are proposed at the main entrances of both restaurants and vines are proposed along the north elevation of the building. The site meets landscape requirements with 29.4% landscape coverage and provides the 50' x 250' landscape area at the arterial intersection.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division with underground retention proposed along the southern and eastern drive aisles.

Elevations, Floor Plan, Colors and Materials

The building is shaped in an "L" with an outdoor patio space joining the two restaurants. The building takes on a farmhouse theme and the main body material proposed is metal paneling in "Polar White". The front entrances of the two restaurants have expansive store front windows with a striped black and white fabric awning across the length of the window area. The central area of the building will use brick painted black to provide an additional building material that is also noted in the Gilbert Crossroads Center PAD design guidelines. The north elevation has incorporated the brick to provide a transition between the two restaurants and introduce an additional building material to the "back of house" area that will slightly project from the horizontal wall plane. Both restaurants have accent colors respective to their brand at the main entrances and both entrances have gabled roofs. The overhang of the roofs will have a wood material on the underside, incorporating brown into the building design. The back of house area transitions to a parapet roof with mural areas are proposed for both restaurants. The use of murals will be heavily emphasized as focus areas for the building. Large greenscreens with Creeping Fig are shown at the rear of the building for additional articulation. North Italia's patio will have an awning over the outdoor seating, copying the same striped black and white fabric material from the front entrance while Flower Child will utilize umbrellas to provide shade for the outdoor seating area.

Lighting

There are three lighting types proposed, parking lot, building wall mounted lighting and string lighting over the outdoor dining space. The parking lot lights are mounted at 25 feet and decorative gooseneck building wall lighting is mounted at 7 and 10 feet. All site lighting will be required to comply with Town codes.

Signage

The site is part of the San Tan Village Parcels A, C, D, and E Master Sign Plan. A SanTan Village gateway entry sign is planned for the hard corner of Santan Village Parkway and Williams Field Road and a multi-tenant sign is planned along Santan Village Parkway. Building signage must comply with the master sign plan and can proceed through sign permitting. Administrative Design Review approval is required prior to permitting to amend the sign plan.

PLANNING COMMISSION STUDY SESSION COMMENTS

At the November 6th, 2019 Planning Commission (PC) study session, members of the commission provided the following comments:

-Commissioners overall were pleased with the architectural theme of the building but felt the north and west elevations could use more articulation and further meet the Crossroad PAD requirements.

-The applicant has provided additional articulation to the west elevation by providing an additional row of window panes, a fabric awning over a utility door, and a black cap across the parapet. The north elevation will carry the black cap across the parapet and two large greenscreens have been added to further articulate the building. Brick has been added to the rear door area to provide an additional building material change and further accentuate the transition of the two restaurants as well as provide more movement to the building. The green screens are outlined with the same brick material at-grade. The gabled roofs at the main entrances have been expanded to further overhang from the building wall. Western red cedar wood has been added underneath the overhang to provide more depth and detail to the building while also capturing brown, a heavily used color within the SanTan Village area.

-Commissioners discussed the types of murals proposed on the building.

-The applicant is using placeholders for mural areas and murals will be decided at a later date once an artist is chosen. If a mural includes the name of the business or promotes anything the business uses it will be considered a sign and subject to signage allowances for the building. Signage will be reviewed at a later date as part of the master sign plan.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-136, Flower Child: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2 acres, generally located at the northwest corner of Santan Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the January 8, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. One entry monument sign was reviewed for location at the corner of Santan Village Parkway and Williams Field Road as part of the San Tan Village Parcels A, C, D, and E Master Sign Plan (MSP) and may proceed through sign permitting. All building signage must follow the MSP or an Administrative Design Review approval is required to amend the sign program before proceeding through sign permitting.
4. Prior to final plat approval, cross access easements and/or cross access construction agreements must be shown on the final plat.
5. Prior to final plat approval, the right-turn deceleration lane on Santan Village Parkway must be shown on the final plat.

Respectfully submitted,

Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting

**FINDINGS OF FACT
DR19-136, Flower Child**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR19-136 Flower Child
Attachment 2: Notice of Public Hearing
January 8, 2020

PLANNING COMMISSION DATE:

Wednesday, December 4, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

***Call Planning Division to verify date and time: (480) 503-6748**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR19-136 FLOWER CHILD: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2 acres, generally located on the northwest corner of San Tan Village Parkway and Williams Field Road, and zoned Regional Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



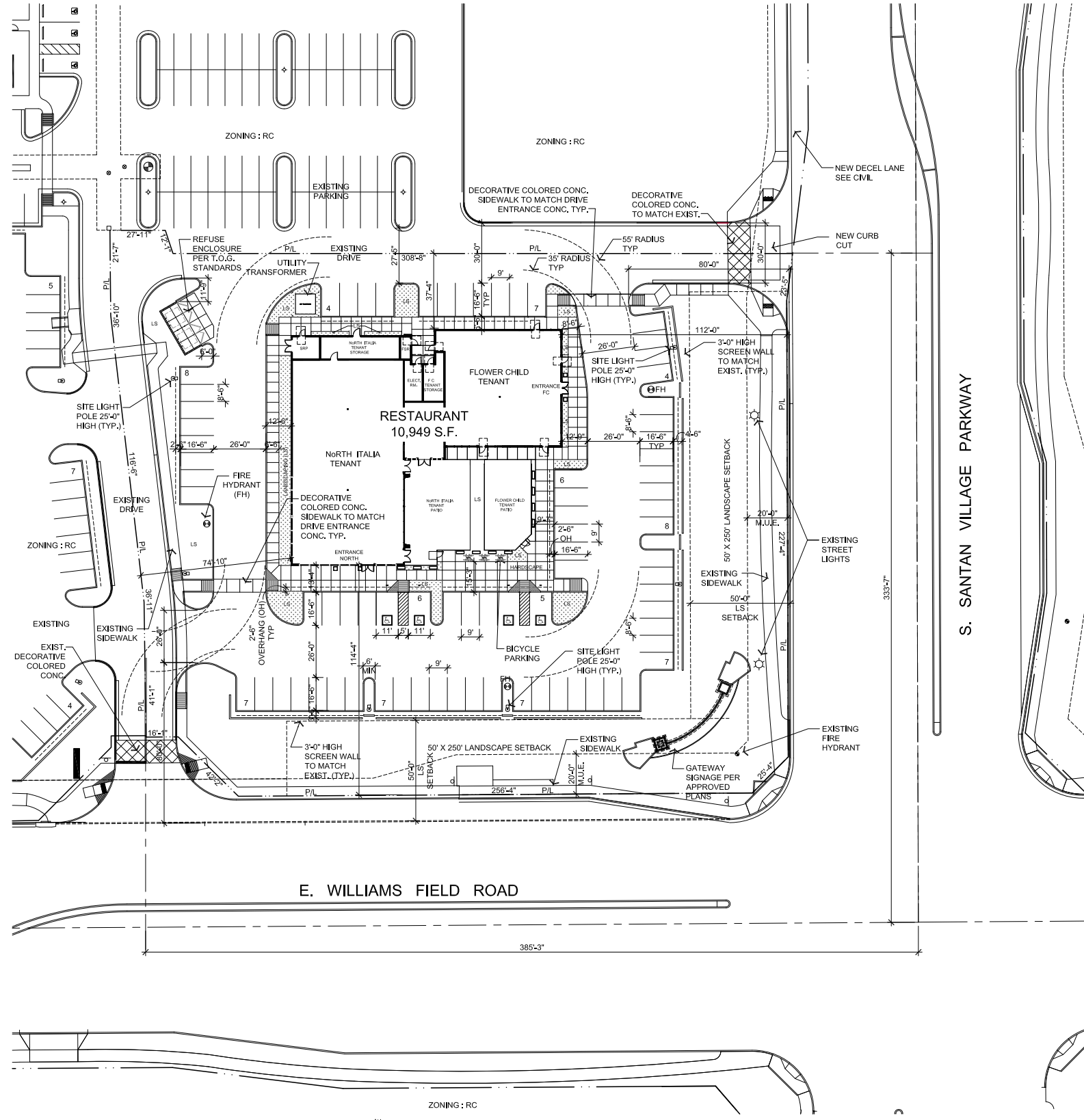
**APPLICANT: Butler Design Group
CONTACT: David Reuterman
ADDRESS: 5017 E, Washington St., Suite 107
Phoenix, AZ 85034**

**TELEPHONE: (602) 218-4829
E-MAIL: davidr@butlerdesigngroup.com**



TOWN OF GILBERT NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
B. ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH EITHER PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
A. BE LOCATED WITHIN LANDSCAPE AREAS OR PLANTER ISLANDS.
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OF FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPE AREAS ADJUSTED TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

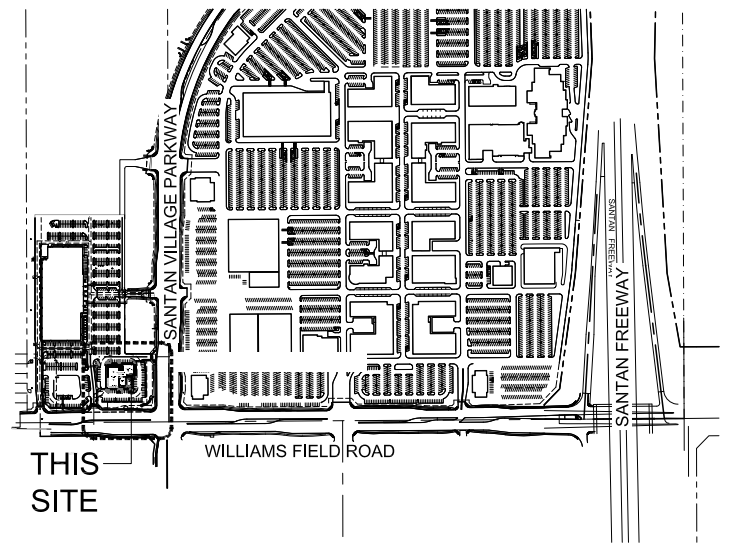


PROJECT DATA

Zoning:	RC
APN#:	304-41-949C
Gross Site Area:	130,881 S.F. (3.00 AC.)
Net Site Area:	87,486 S.F. (2.01 AC.)
Building Area:	10,949 S.F.
% Lot Coverage (Building Area 10,949 S.F. + Covered Patio Area 1,692 S.F. =12,641S.F. under roof):	14.4%
Landscape Area:	25,618 S.F.
Landscape Area % Coverage:	29.4%
Parking Required (Per Crossroads PAD 4 spaces / 1,000 S.F.)	
Building - 10,949 S.F. / 1000 * 4:	44 Spaces
Patio - 2,672 S.F. / 1000 * 4:	11 Spaces
Total Parking Required:	55 Spaces
Parking Provided:	76 Spaces
ADA Parking Required:	4 Spaces
ADA Parking Provided:	4 Spaces
Parking Ratio:	6.94 / 1,000 S.F.
Bicycling Parking Required (1/10 Spaces):	6 Spaces
Proposed Building Height:	26 feet max.
Max. Allowed Building Height:	55 feet max.

PROJECT TEAM

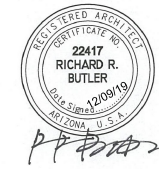
Developer SanTan Development Group 3850 E. Baseline Rd. Ste. 114 Mesa, Arizona 85206 Contact: Ty LeSueur Ph: (480) 424-3400 Ty@lesueurinvestments.com	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: David Reuterman Ph: (602) 957-1800 davidr@butlerdesigngroup.com
Landscape Architect Laskin & Associates 67 E. Weldon Ave. Ste. 230 Phoenix, Arizona 85012 Contact: Hans Stoll Ph: (602) 840-7771 hans@laskindesign.com	Civil Engineer EPS Group, Inc 1130 M. Alma School Road Ste.120 Mesa, Arizona 85201 Contact: Eric Winters Ph: (480) 355-1559 eric.winters@epsgruoinc.com



VICINITY MAP
N.T.S.

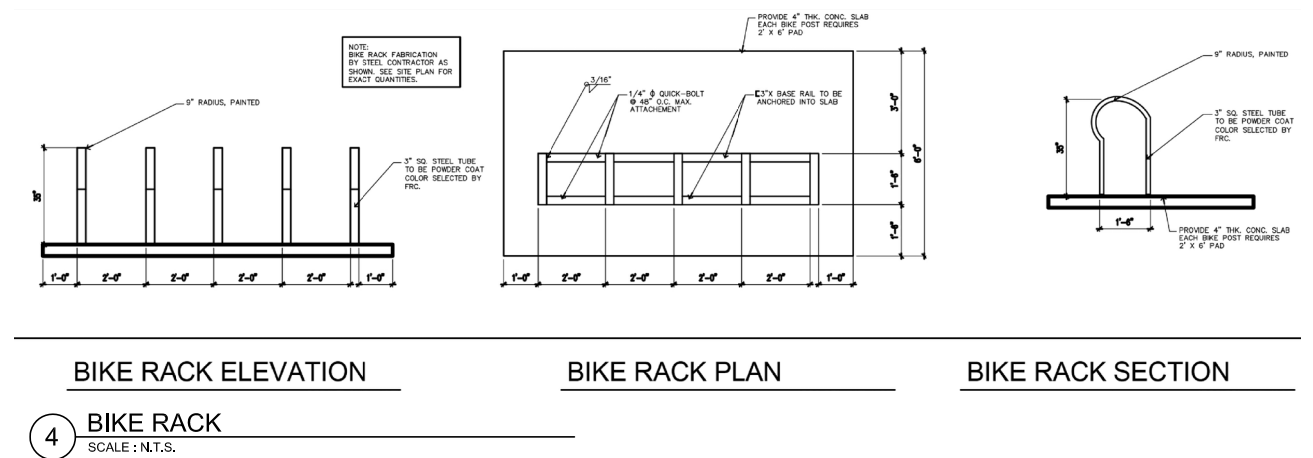
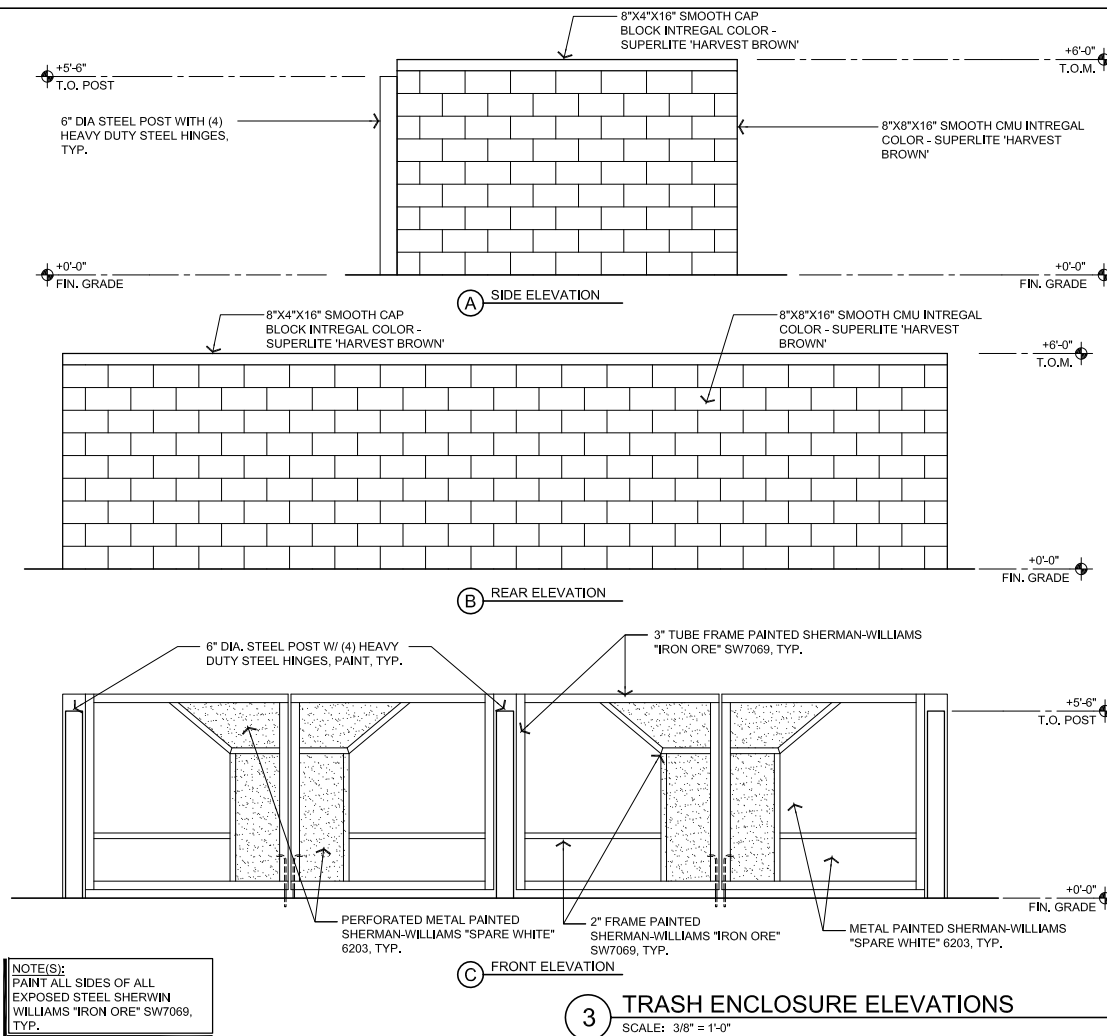
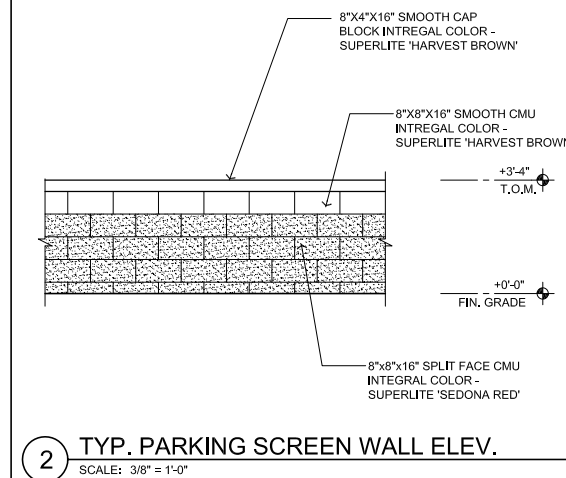
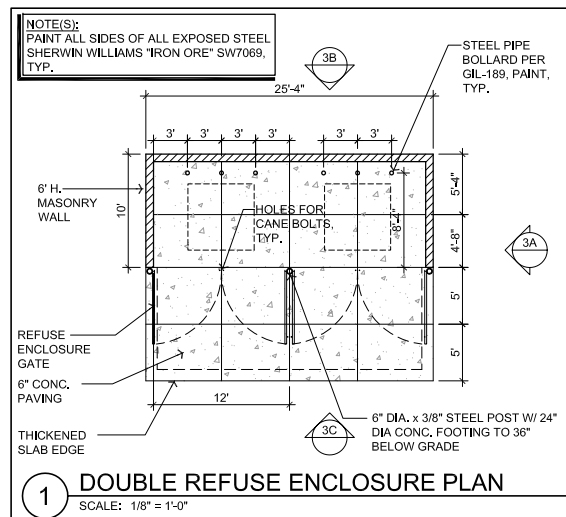
SANTAN VILLAGE North
1950 East Williams Field Road
Gilbert, Arizona

SANTAN
DEVELOPMENT
GROUP



Butler Design Group, Inc
architects & planners

12-04-19
11161-050-site



SITE DETAILS

EXISTING LANDSCAPE & IRRIGATION NOTES

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, and equal tree size. At no additional cost to owner. Cacti that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replace with 5 gallon plants.
3. Landscape areas disturbed by new construction shall be repaired new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system, etc.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.
7. All existing trees to remain, shall be selectively pruned per Land Archs direction.
8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30'.
9. All trees shall be lifted to clear height of 7'.
10. Landscape contractor and general contractor are responsible for locating all existing irrigation sleeves prior to setting any pavers and/or concrete.
11. Landscape contractor shall bore under existing sidewalk rather than saw cut to place new sleeves.

TOWN OF GILBERT NOTES:

1. A Town of Gilbert permit is required for the installation of any landscape or irrigation system. A CD with PDF format "AS-BUILTS" of the landscape and irrigation plans is also required.
2. Before the Town of Gilbert will accept an installed backflow device for approval, the following must be accomplished: The device must be tested by a State Certified Backflow Tester and the test results forwarded to the town of Gilbert Backflow Specialist. The Town will provide current list of Certified testers from which to select. Testers fees will be at the expense of installer. Design of any walls, entry monument signage or ramadas that may be presented herein have been reviewed as conceptual only and will require a separate review and permit from the Building Department. In no case shall the dedicated walls, entry monument signage or ramadas be considered final. Approval by the Planning Department is required prior to the issuance of a Building Permit for said walls, entry monuments and ramadas.
3. No plant material shall be placed 3' from any hydrant, or fire dept. connection (FDC) maintain a min vertical clearance of 15' where trees overhang the curb line.
4. No planting or objects within the Town of Gilbert sight visibility triangles shall exceed 2 feet. Trees shall have a 7 feet minimum clear canopy.
5. All trees, shrubs and groundcover shall meet or exceed Arizona Nursery Association (ANA) specifications.
6. Construction may begin after all permits have been obtained.

MAINTENANCE NOTE:

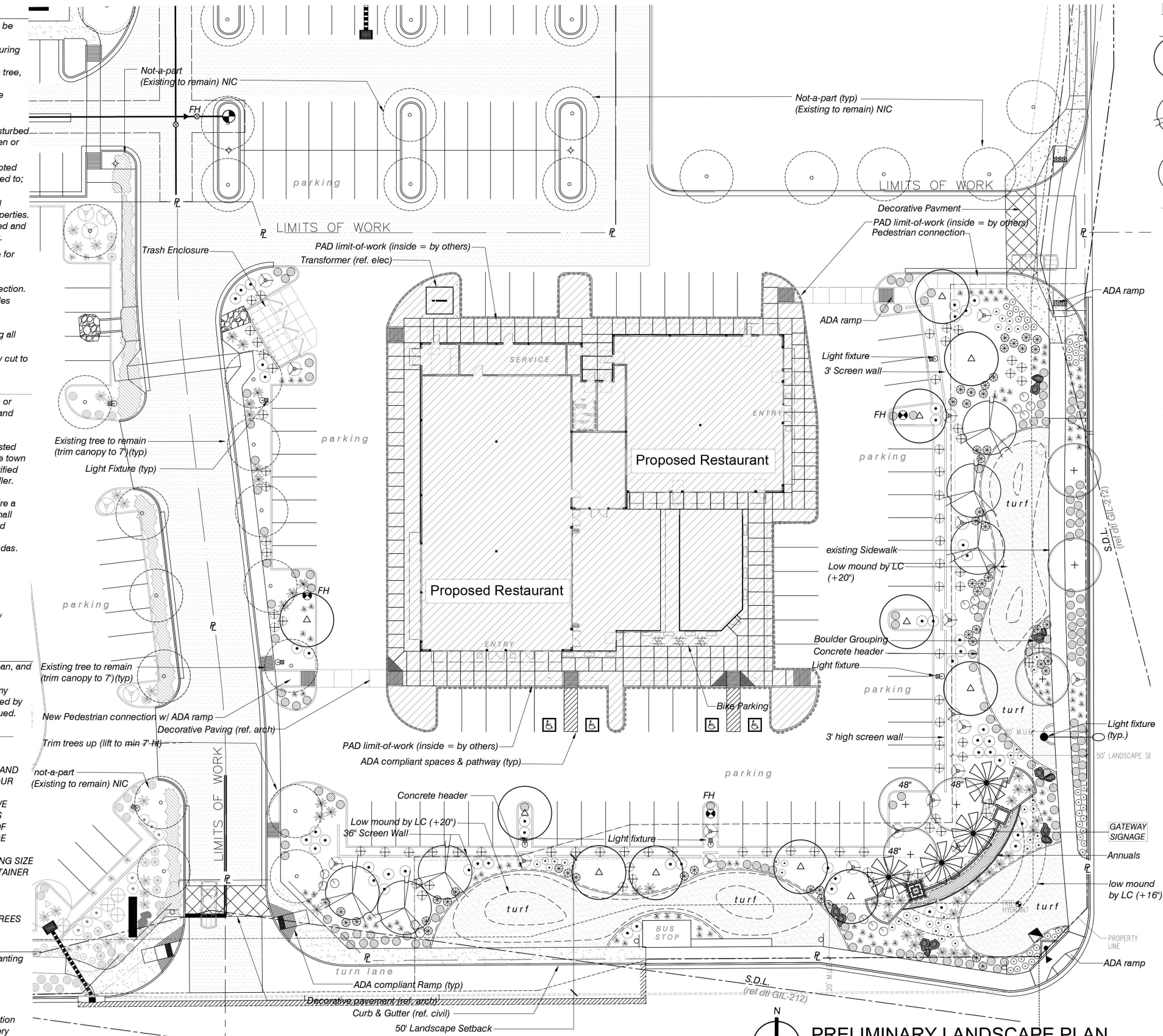
All landscape areas and materials shall be maintained in a healthy, neat, clean, and weed-free condition. This shall be the responsibility of the property owner. Construction and installation shall be in accordance with these plans and any deviations will require re-approval. Landscape installations shall be approved by the T.O.G. inspection services before a certificate of occupancy can be issued.

GENERAL LANDSCAPE NOTES:

1. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE, FOR TREES WITH FOUR (4) INCH CALIPER AND LESS; AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO (2) LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED EXCEPT FOR THE RIGHT-OF-WAY TREES WHICH ARE PART OF THE PUBLIC INFRASTRUCTURE LS AND NOT-A-PART.

BID & CONSTRUCTION NOTES:

1. All trees must meet or exceed the caliper, width and height at time of planting regardless of box size listed.
2. All trees to be tagged and approved at the nursery by the Landscape Architect a minimum of (6) months prior to planting.
3. Any trees may be rejected based on aesthetic quality and appearance.
4. Contractor to provide sample photos, specifications, quantities and location of trees to landscape architect a minimum of (1) one week prior to nursery visit for selection and review.
5. Landscape contractor to provide any deposit or retainers needed by nursery to retain trees for a period of (3) three months or more.



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-00"

LANDSCAPE LEGEND

ALL TREES MUST MEET OR EXCEED CURRENT ANA SPECIFICATIONS			
TREES		SIZE	QTY
	Quercus virginiana	24" box	11
	Heritage Live Oak		
	Cercidium x 'Desert Museum'	36" box u.o.n.	3
	Desert Museum	standard 48" box	3
	Dalbergia sissoo	24" box	6
	Sissoo Tree	standard	
	Phoenix dactylifera	20" t.f.	4
	Date Palm	diamond cut, matching	
	Existing Tree	to remain and be protected	

SHRUBS	SIZE	QTY
	Nerium oleander "Petite Pink"	5 gallon
	Petite Pink Oleander	52
	Caesalpinia Mexicana (Shrub form)	15 gallon
	Mexican Bird of Paradise	17
	Leucophyllum frutescens "compacta"	5 gallon
	Compact Desert Sage	76
	Agave weberii	5 gallon
	Webers Agave	40
	Eremophila 'Valentine'	5 gallon
	Valentine Bush	41
	Hesperaloe parviflora 'Perpa'	5 gallon
		79
	Dasyliro quadrangulatum	5 gallon
	Toothless Desert Spoon	49

GROUNDCOVER	SIZE	QTY
	Lantana montevidensis	1 gallon
	New Gold & Purple Trailing Lantana	50/50 Mix
	Ruellia brittoniana 'katie'	1 gallon
	Purple 'Little Katie' Ruellia	42
	Convolvulus cneureum	1 gallon
	Bush Morning Glory	15
	Annuals	4" pot
	Mid-Iron sod, hybrid bermuda	8" o.c.
		6369 s.f.

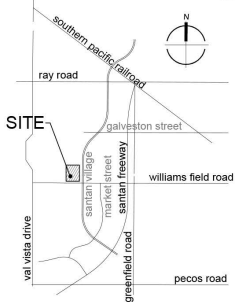
INERT MATERIAL	SIZE
	Decomposed Granite - 1/2" screened - 2" min thickness
	Table Mesa Brown in all landscape areas.
	3" to 6" sized "Fractured Granite" Chunk Rock
	color : Table Mesa Brown (enclosed by Steel Edge at grade)
	4" x 6" Concrete Header at all turf and annual locations
	Surface Select Granite Boulders 3'x3'x3' minimum size
	(boulders to be minimum 1 ton in weight) bury a minimum of 1/3

PRELIMINARY LANDSCAPE NOTES

1. The entire site will be maintained in accordance with Town of Gilbert Standards.
2. 60% of all trees will be 24" Box or larger.
3. An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
4. 1/2" screened Table Mesa Brown 2" minimum thickness(submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas.
5. All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
6. Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
7. Granite Rip Rap 3" to 6" (Table Mesa Brown). Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)
8. All final landscape plans to meet City of Gilbert minimum standards for quantity and type.
9. Place arbor guards on all trees placed in turf areas.
10. Screen transformers and utility risers with landscape material.

LANDSCAPE DATA -	
Gross Site Area:	130,881 s.f. 3.0 Acres
Acreage:	
Gross Building Area:	10,949 s.f. = .251 Acres
Lot coverage Percentage	26.3%
Total on-site Parking	77 spots
Landscape on-site Area:	25,618 s.f. = .588 Acres
Landscape as % of site:	29.4%
(Turf = 6,369 s.f. (total)	less than 25% of LS area
TOTAL Landscape Area:	25,618 S.F. (.588 AC.)
PAD area (hatch, within curb, by others)	22,336 s.f.

VICINITY MAP
12/9/19
STV FOX CONCEPTS DRB SITE PLAN



Butler Design Group, Inc.
architects & planners



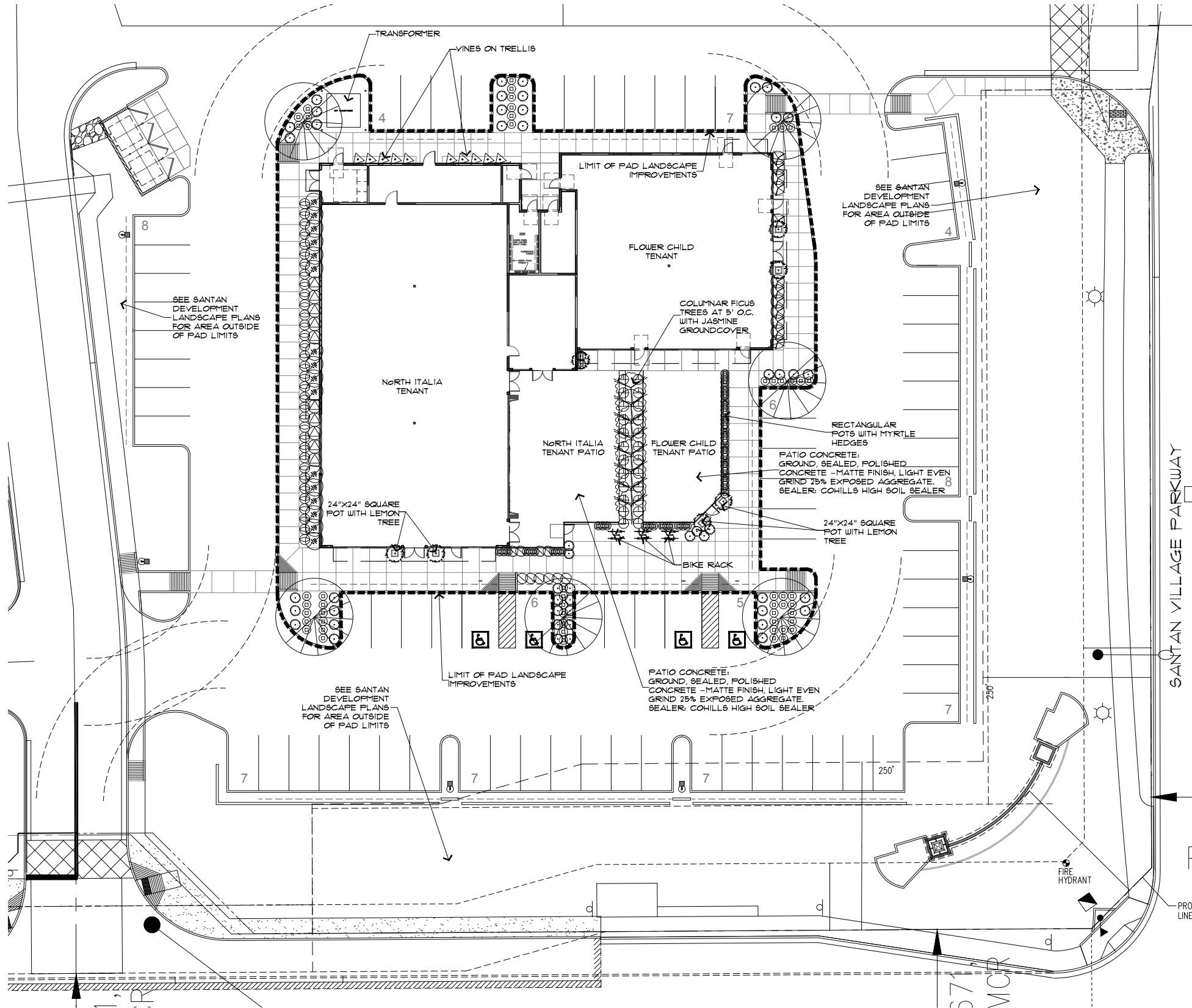
LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



FOX CONCEPT RESTAURANTS
Gilbert, Arizona

DR19-136 Flower Child
Attachment 5: Landsape
January 8, 2020

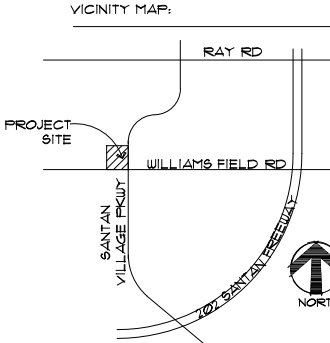
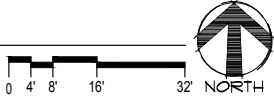
SANTAN
DEVELOPMENT
GROUP



WILLIAMS FIELD ROAD

PLANTING PLAN

SCALE: 1/16"=1'-0"



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
Ficus Nitida 'Columnar'	Columnar Ficus	8	36" Box	Standard Trunk Columnar
Quercus virginiana 'Heritage'	Southern Live Oak	6	36" Box	Standard Trunk Dense Canopy
SHRUBS				
Buxus microphylla	Japanese Boxwood	12	5 Gal.	As Per Plan
Citrus species (Lemon)	Lemon Tree	7	15 Gal.	In Pot
Ligustrum japonicum	Japanese Privet	16	5 Gal.	As Per Plan
Myrtus 'Compacta'	Compact Myrtle	28	5 Gal.	As Per Plan
Olea 'Little Ollie'	Dwarf Olive	10	5 Gal.	As Per Plan
Rosa x 'Iceberg'	White Iceberg Rose	10	5 Gal.	As Per Plan
SHRUBS				
Ficus pumila	Creeping Fig	10	15 Gal.	As Per Plan
GROUND COVERS				
Lantana montevidensis 'Alba'	White Lantana	52	5 Gal.	As Per Plan
Rosmarinus Officinalis	Upright Rosemary	34	5 Gal.	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine	24	5 Gal.	As Per Plan

MISCELLANEOUS

DG	Decomposed Granite - 1/2" Screened 'Table Mesa Brown' DG to Match Development 2" Depth in All Planting Areas (Typ)
----	--------------------------------------------------------------------------------------------------------------------

LANDSCAPE DATA	
GROSS SITE AREA:	130943 SF. (3.01 ACRES)
GROSS BUILDING AREA:	10949 SF. (251 ACRES)
LOT COVERAGE PERCENTAGE:	26.3%
TOTAL ON-SITE PARKING:	11 SPOTS
LANDSCAPE ON-SITE AREA:	25618 SF. (588 ACRES)
LANDSCAPE AS % OF SITE:	29.4%
(TURF= 6369 SF. (TOTAL))	LESS THAN 25% OF LS AREA
TOTAL LANDSCAPE AREA:	25618 SF. (588 ACRES)

SQUARE FOOTAGE OF LANDSCAPE FOR PAD SCOPE COVERED BY THIS DRAWING: 2,915 SQ. FT.

NOTE:
ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL 93 AT TIME OF INSTALLATION. ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT 1' WHEN INSTALLED AND NO VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN THE SIGHT LINE.

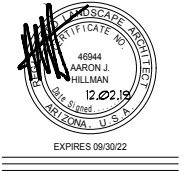
TOWN OF GILBERT NOTES

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- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
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- ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:
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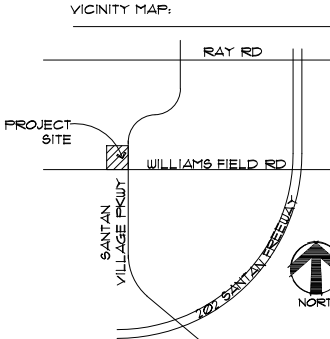
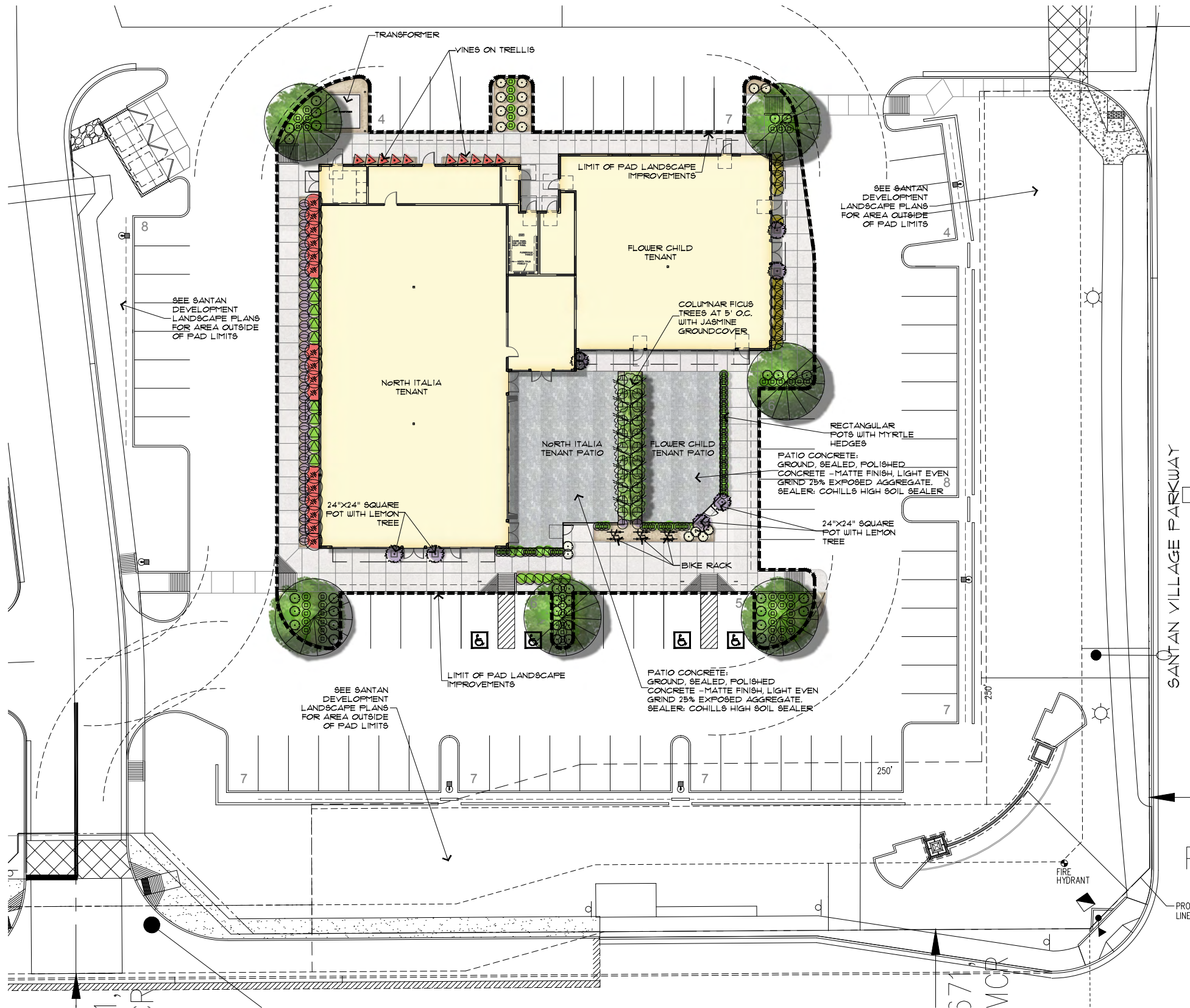
COLLABORATIVE DESIGN STUDIO
Collaborative V Design Studio Inc.
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012



LANDSCAPE IMPROVEMENTS
North Flower Child Restaurant
NWC of Santan Village Parkway and Williams Field Road

DESIGNED BY:	AH/PV
DRAWN BY:	AH/PV
CHECKED BY:	AH/PV
DATE:	09.03.19
REVISIONS:	11.07.19 City Comments
	12.02.19 City Comments
	12.09.19 City Comments

North Flower Child



PLANT LEGEND

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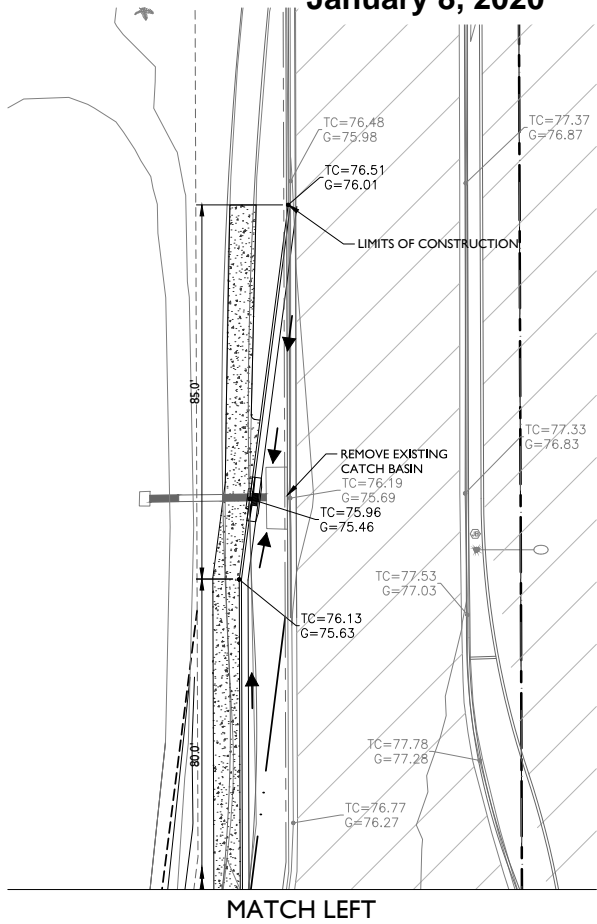
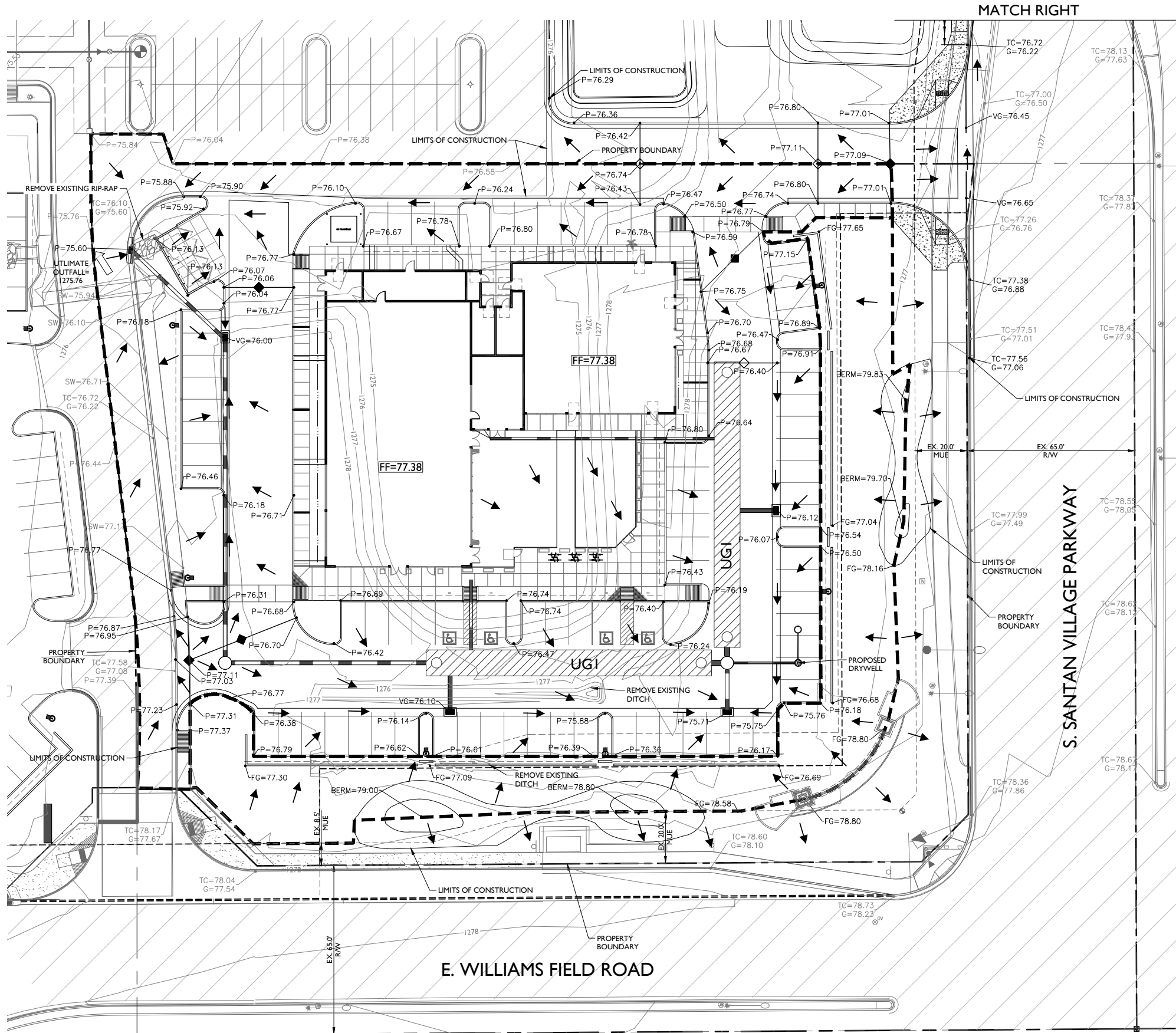
Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



LANDSCAPE IMPROVEMENTS
North Flower Child Restaurant
NWC of Santan Village Parkway and Williams Field Road

DESIGNED BY:	AH/PV
DRAWN BY:	AH/PV
CHECKED BY:	AH/PV
DATE:	09.03.19
REVISIONS:	11.07.19 City Comments
	12.02.19 City Comments
	12.09.19 City Comments

North Flower Child



50-YR. 24-HR RUNOFF & RETENTION CALCULATIONS

$V_{REQ} = C * (D/12) * A$
WHERE:
 V_{REQ} = RUNOFF VOLUME (CF)
 C = COMPOSITE RUNOFF COEFFICIENT
 D = 50-YR. 24-HR RAINFALL DEPTH (IN) = 3.00-IN
 A = AREA (SF)

VOLUME REQUIRED

LANDSCAPE FRONTAGE ($C=70$)
 $V = .70 * (3/12) * 12,807 = 2,241$ CF
ON-SITE ($C=95$)
 $V = .95 * (3/12) * 62,301 = 14,796$ CF
TOTAL VOLUME REQUIRED = 17,037 CF

VOLUME PROVIDED

*THIS PROJECT WILL UTILIZE
UNDERGROUND STORAGE PIPE
UGI = 17,278 CF (220 LF OF 10' DIAMETER PIPE)

LEGEND

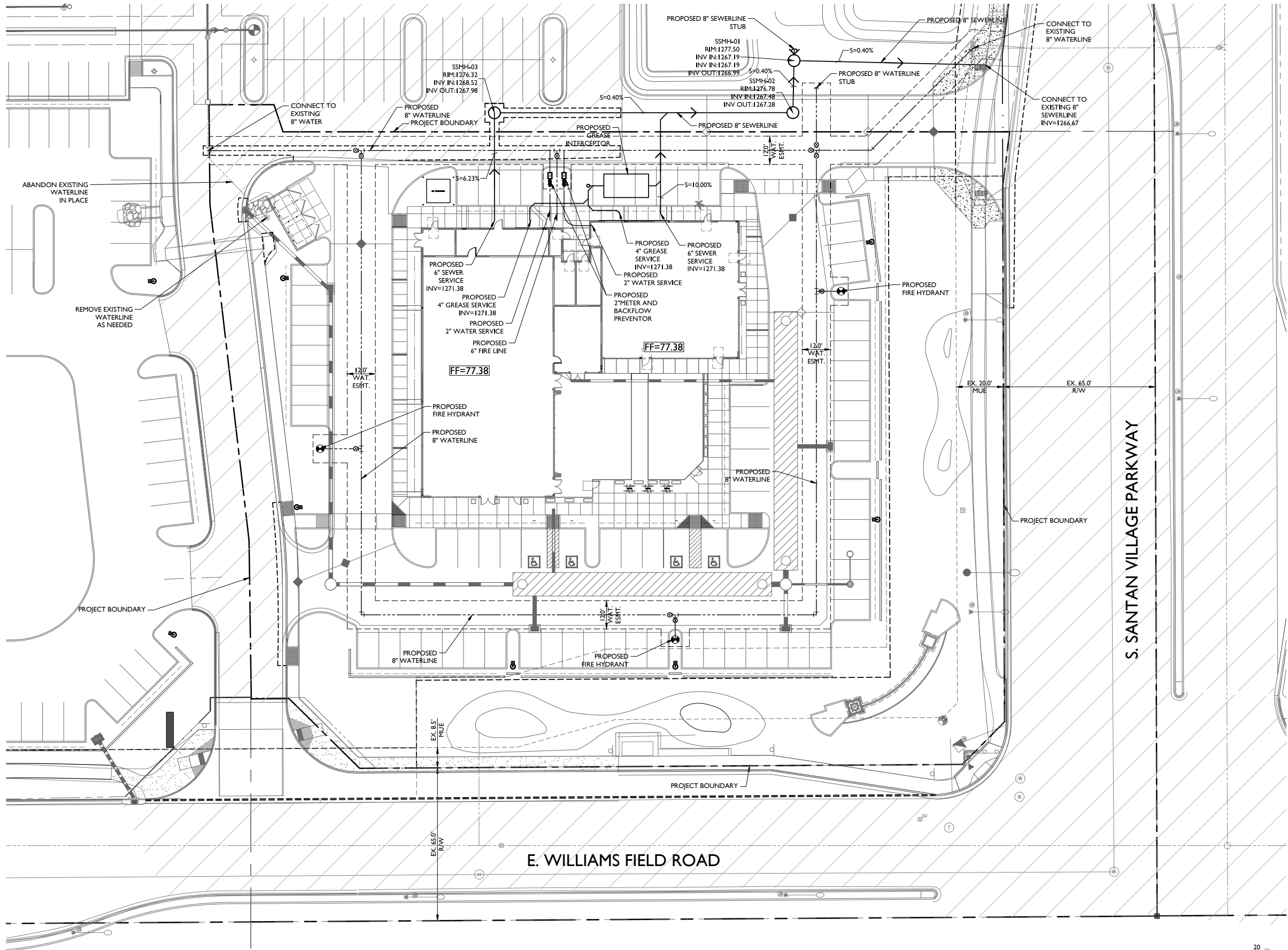
- UNDERGROUND STORAGE
- SURFACE FLOW DIRECTION
- STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE
- GRADE BREAK

BENCHMARK:
FLUSH BRASS CAP (22577-1) AT THE INTERSECTION
OF E. GALVESTON AND S. GREENFIELD ROAD.
ELEVATION=1280.795 (TOG DATUM, PER GDACS
MAP BK 658, PG 13, MCR) NAVD88

I9-0699 - San Tan Village Parcel A

Dec. 06, 2019 1:21pm \\Eps-m16-fs01\shared\$\Projects\2019\19-0699\Civil\DR - Prelim\19-0699 - DR - UT01.dwg

jdj:gen



- LEGEND
- ⊗ WATER VALVE
 - WATER TEE
 - FIRE HYDRANT
 - WATER LINE
 - SEWER LINE
 - SEWER MANHOLE



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:
San Tan Village Parcel A
Gilbert, Arizona

Revisions:

No.	Description	By	Date

Call at least two full working days
before you begin excavation.

Dig Safely. Know What's Below.
In Maricopa County: (800)833-1108

Designer: JSD
Drawn by: JSD

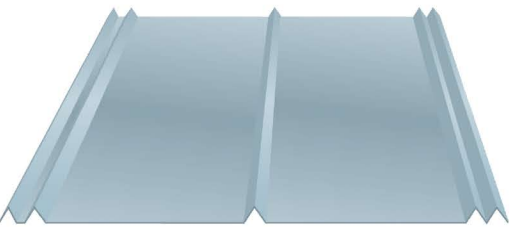
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I9-0699

UT01

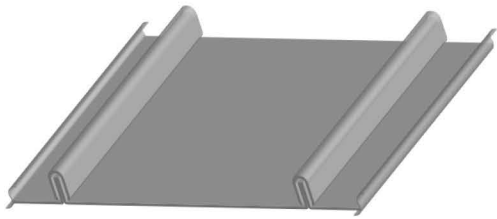
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of 2

GILBERT (SANTAN)

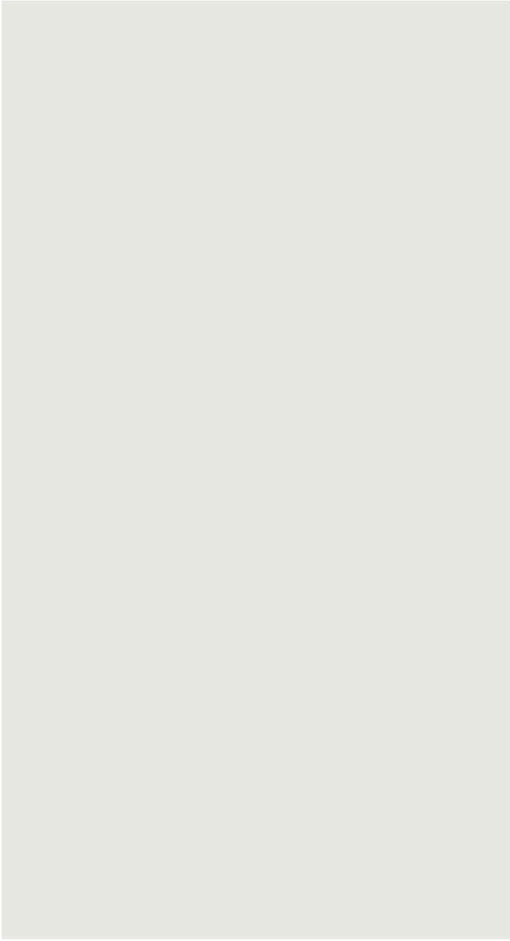
DRB FINISH SUBMITTAL



SIDING PANEL
MBCI
5V CRIMP METAL PANEL



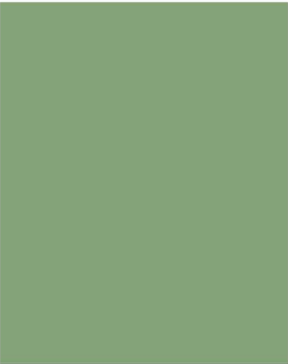
ROOF PANEL
MBCI
CRAFTMAN SERIES - HIGH BATTEN PANEL



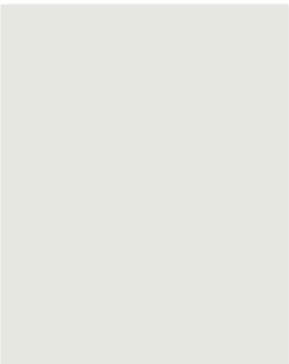
MTL-1
SIDING MATERIAL
MBCI
5V CRIMP PANEL
POLAR WHITE



MTL-2
ROOF MATERIAL
MBCI
CRAFTMAN SERIES - HIGH BATTEN PANEL
CHARCOAL GRAY



PT-1
FLOWER CHILD
STOREFRONT; DUNN
EDWARDS, MONEY
DE5613



PT-2
SHERWIN WILLIAMS,
SPARE WHITE
SW6203



PT-3
SHERWIN WILLIAMS,
IRON ORE
SW7069



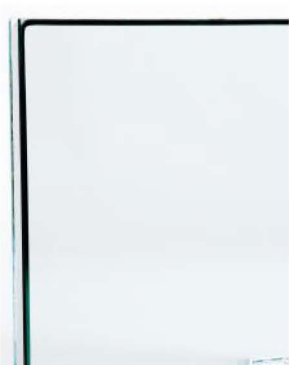
PT-4
NORTH ITALIA
STOREFRONT DOOR,
PRISMATIC POWDERS
PSS-1738



PT-5
SHERWIN WILLIAMS,
TRICORN BLACK
SW6258



PWT-1
NORTH ITALIA, BAR;
EMSER,
CASSERO BLACK
TILE



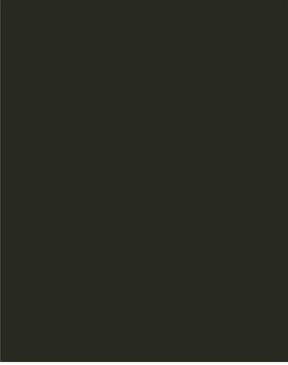
GLZ-1
SOLARBAN 60 (2)
STARFIRE + STARFIRE
GLAZING



BR-1
AZ BRICKSOURCE,
COTTONWOOD FLATS
THIN BRICK;
PAINTED PT-5



WD-1
WRCLA, WESTERN RED
CEDAR; TONGUE &
GROVE



MTL-3
NORTH ITALIA
STOREFRONT,
ARCADIA ANODIZED
ALUMINUM, STANDARD
DARK BRONZE, AB-7



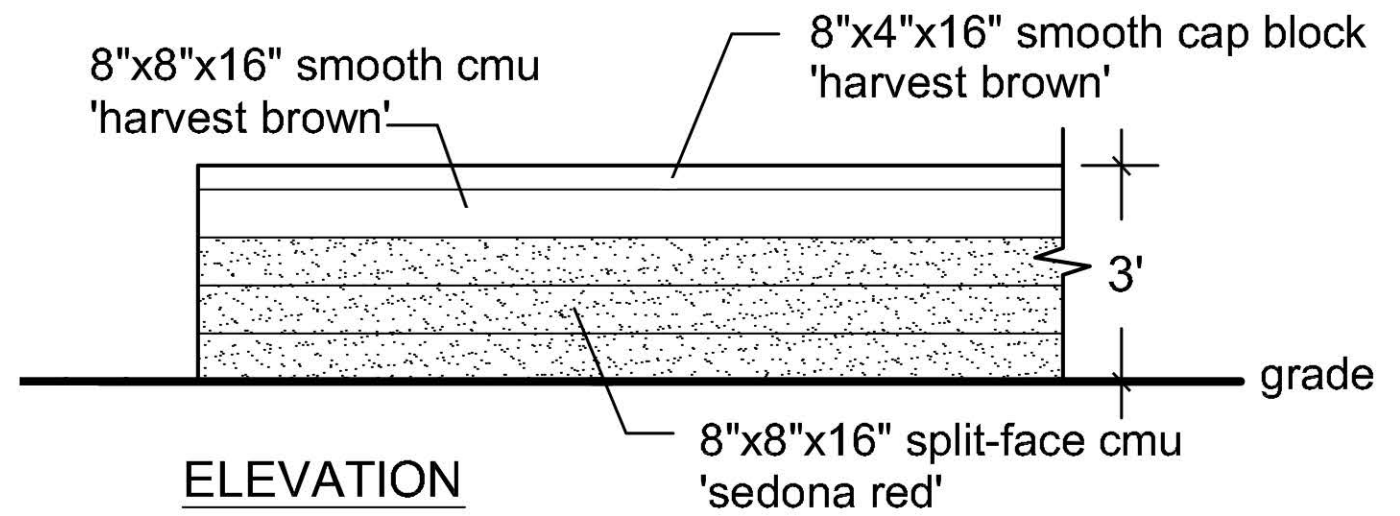
NORTH ITALIA + FLOWER CHILD
AWNING & CANOPY FABRIC
SUNBRELLA BEAUFORT CLASSIC STRIPED 4982-0000



Integral color cmu
Superlite - 'sedona red'



Integral color cmu
Superlite - 'harvest brown'



ELEVATION

SCALE: 1/4" = 1'-0"

3' SITE SCREEN WALL

Colors and Materials - Site

NORTH ITALIA &
FLOWER CHILD
GILBERT (SAN
TAN)

1950 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

PROJECT ADDRESS

CLIENT

ARCHITECTURE:
MRY ARCHITECTURE
100 SIENA
LAGUNA NIGUEL, CALIFORNIA 92677
602.418.9940

MEP:
ENERGY SYSTEMS DESIGN, INC.
7135 EAST CAMELBACK ROAD, SUITE 275
SCOTTSDALE, ARIZONA 85251

CIVIL ENGINEER:
SBL-ENG
16634 NORTH 50TH WAY
SCOTTSDALE, ARIZONA 85254

STRUCTURAL:
STRUKTUR STUDIO
1525 NORTH GRANITE REEF ROAD, SUITE #9
SCOTTSDALE, ARIZONA 85257

LIGHTING DESIGNER:
VILLA LIGHTING
2929 CHOUTEAU AVENUE
ST. LOUIS, MISSOURI 63103

LANDSCAPE ARCHITECT:
COLLABORATIVE
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251

TEAM

DRB - COMMENT
RESPONSE SUBMISSION

11.26.2019

DESCRIPTION	REV	DATE
DRB - RESPONSE SUBMISSION	1	11.11.19
DRB - RESPONSE SUBMISSION	2	11.26.19

SUBMISSION PHASE

REVISIONS

SEALS & SIGNATURES

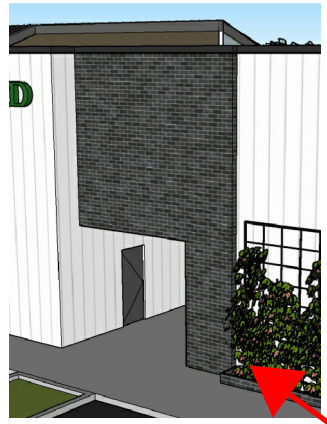
SHEET NUMBER & TITLE



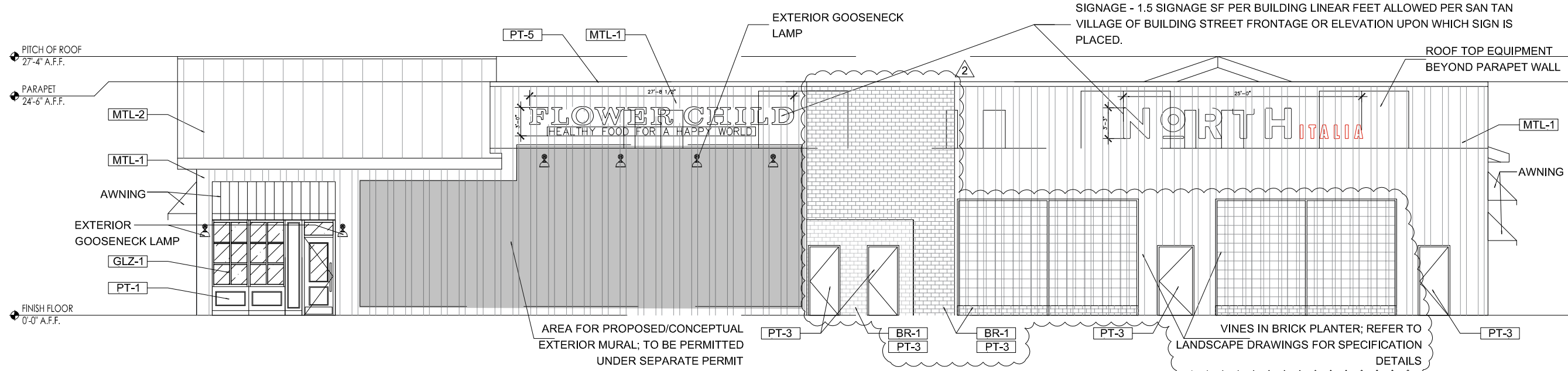
DRB ELEVATIONS
- NORTH

A2

FINISH SCHEDULE			
KEY	MANUFACTURER	MATERIAL INFORMATION	COLOR
PT-1	DUNN EDWARDS	DE5613, FINISH: EGG SHELL	MONEY
PT-2	SHERWIN WILLIAMS	SW 6203	SPARE WHITE
PT-3	SHERWIN WILLIAMS	SW 7069	IRON ORE
PT-4	PRISMATIC POWDERS	PSS-1738	ASTATIC RED
PT-5	SHERWIN WILLIAMS	SW 6258	TRICORN BLACK
MTL-1	MBCI	SLIDING MATERIAL: 5V CRIMP PANEL, 26-GAUGE	POLAR WHITE (SR.58 SRI 69)
MTL-2	MBCI	ROOFING MATERIAL: CRAFTSMAN SERIES, HIGH BATTEN PANEL	BURNISHED SLATE (SR.28 SRI 129)
MTL-3	ARCADIA	ANODIZED ALUMINUM STOREFRONT	ARCADIA #88, DARK BRONZE AB-7
PWT-1	EMSER	A95CASSBK1224; SIZE: 12"X24"; FINISH: SATIN; THICKNESS: 3/8"	CASSERO BLACK
GLZ-1	PPG INDUSTRIES	SOLARBAN 60 (2) STARFIRE + STARFIRE	SPACER: BLACK
BR-1	AZ BRICKSOURCE	COTTONWOOD FLATS SUM326GGPRO; THIN SET BRICK; JOINT 3/8"	PT-5 (SW TRICORN BLACK)
WD-1	WRCLA	WESTERN RED CEDAR; TONGUE & GROOVE; FLUSH JOINTS #S2S; 1X8	STAIN: CLEAR MATTE; TEXTURE: SMOOTH



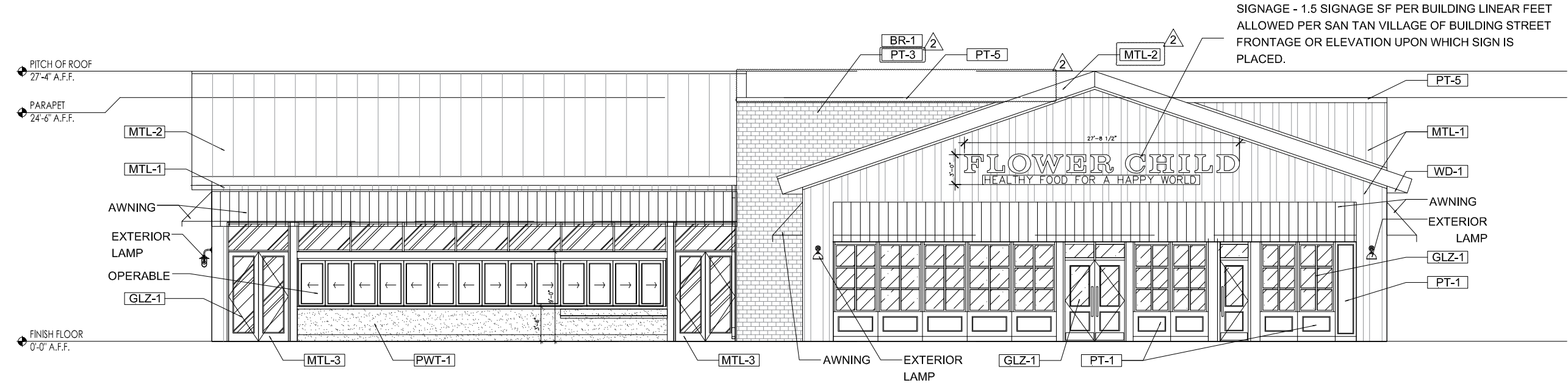
*ALL MURALS ARE A PLACE HOLDER FOR FUTURE DESIGN. TO BE APPROVED AND PERMITTED UNDER SEPARATE PERMIT. REFER TO ELEVATION BELOW FOR PROPOSED LOCATION DETAILS.



1 DRB EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1' 0"

FRC RESTAURANT GROUP

FINISH SCHEDULE			
KEY	MANUFACTURER	MATERIAL INFORMATION	COLOR
PT-1	DUNN EDWARDS	DE5613, FINISH: EGG SHELL	MONEY
PT-2	SHERWIN WILLIAMS	SW 6203	SPARE WHITE
PT-3	SHERWIN WILLIAMS	SW 7069	IRON ORE
PT-4	PRISMATIC POWDERS	PSS-1738	ASTATIC RED
PT-5	SHERWIN WILLIAMS	SW 6258	TRICORN BLACK
MTL-1	MBCI	SLIDING MATERIAL: 5V CRIMP PANEL, 26-GAUGE	POLAR WHITE (SR.58 SRI 69)
MTL-2	MBCI	ROOFING MATERIAL: CRAFTSMAN SERIES, HIGH BATTEN PANEL	BURNISHED SLATE (SR.28 SRI 129)
MTL-3	ARCADIA	ANODIZED ALUMINUM STOREFRONT	ARCADIA #88, DARK BRONZE AB-7
PWT-1	EMSER	A95CASSBK1224; SIZE: 12"X24"; FINISH: SATIN; THICKNESS: $\frac{3}{8}$ "	CASSERO BLACK
GLZ-1	PPG INDUSTRIES	SOLARBAN 60 (2) STARFIRE + STARFIRE	SPACER: BLACK
BR-1	AZ BRICKSOURCE	COTTONWOOD FLATS SUM326GGPRO; THIN SET BRICK; JOINT $\frac{3}{8}$ "	PT-5 (SW TRICORN BLACK)
WD-1	WRCLA	WESTERN RED CEDAR; TONGUE & GROOVE; FLUSH JOINTS #S2S; 1X8	STAIN: CLEAR MATTE; TEXTURE: SMOOTH



NORTH ITALIA &
FLOWER CHILD
GILBERT (SAN
TAN)

1950 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

ARCHITECTURE:
MRY ARCHITECTURE
100 SIENA
LAGUNA NIGUEL, CALIFORNIA 92677
602.418.9940

MEP:
ENERGY SYSTEMS DESIGN, INC.
7135 EAST CAMELBACK ROAD, SUITE 275
SCOTTSDALE, ARIZONA 85251

CIVIL ENGINEER:
SBL-ENG
16634 NORTH 50TH WAY
SCOTTSDALE, ARIZONA 85254

STRUCTURAL:
STRUKTUR STUDIO
1525 NORTH GRANITE REEF ROAD, SUITE #9
SCOTTSDALE, ARIZONA 85257

LIGHTING DESIGNER:
VILLA LIGHTING
2929 CHOUTEAU AVENUE
ST. LOUIS, MISSOURI 63103

LANDSCAPE ARCHITECT:
COLLABORATIVE
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251

DRB - COMMENT
RESPONSE SUBMISSION

DESCRIPTION	REV	DATE
DRB - RESPONSE SUBMISSION	1	11.11.19
DRB - RESPONSE SUBMISSION	2	11.26.19



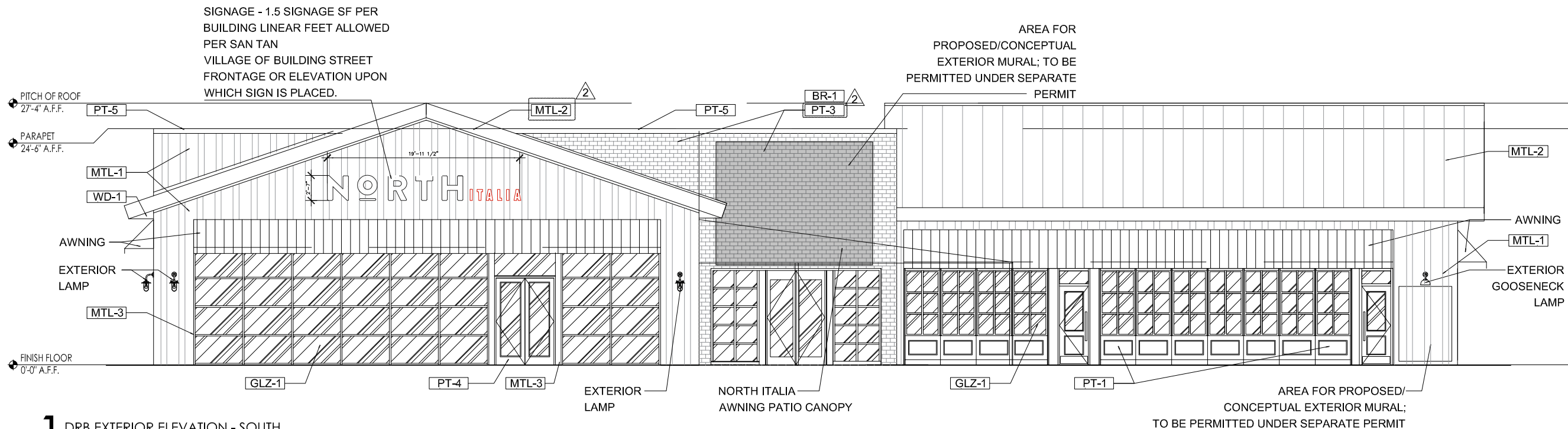
DRB ELEVATIONS
- EAST

A3

FINISH SCHEDULE			
KEY	MANUFACTURER	MATERIAL INFORMATION	COLOR
PT-1	DUNN EDWARDS	DE5613, FINISH: EGG SHELL	MONEY
PT-2	SHERWIN WILLIAMS	SW 6203	SPARE WHITE
PT-3	SHERWIN WILLIAMS	SW 7069	IRON ORE
PT-4	PRISMATIC POWDERS	PSS-1738	ASTATIC RED
PT-5	SHERWIN WILLIAMS	SW 6258	TRICORN BLACK
MTL-1	MBCI	SLIDING MATERIAL: 5V CRIMP PANEL, 26-GAUGE	POLAR WHITE (SR.58 SRI 69)
MTL-2	MBCI	ROOFING MATERIAL: CRAFTSMAN SERIES, HIGH BATTEN PANEL	BURNISHED SLATE (SR.28 SRI 129)
MTL-3	ARCADIA	ANODIZED ALUMINUM STOREFRONT	ARCADIA #88, DARK BRONZE AB-7
PWT-1	EMSER	A95CASSBK1224; SIZE: 12"X24"; FINISH: SATIN; THICKNESS: $\frac{3}{8}$ "	CASSERO BLACK
GLZ-1	PPG INDUSTRIES	SOLARBAN 60 (2) STARFIRE + STARFIRE	SPACER: BLACK
BR-1	AZ BRICKSOURCE	COTTONWOOD FLATS SUM326GGPRO; THIN SET BRICK; JOINT $\frac{3}{8}$ "	PT-5 (SW TRICORN BLACK)
WD-1	WRCLA	WESTERN RED CEDAR; TONGUE & GROOVE; FLUSH JOINTS #S2S; 1X8	STAIN: CLEAR MATTE; TEXTURE: SMOOTH



*ALL MURALS ARE A PLACE HOLDER FOR FUTURE DESIGN. TO BE APPROVED AND PERMITTED UNDER SEPARATE PERMIT. REFER TO ELEVATION BELOW FOR PROPOSED LOCATION DETAILS.



1 DRB EXTERIOR ELEVATION - SOUTH
SCALE: $\frac{1}{4}$ " = 1' 0"

NORTH ITALIA &
FLOWER CHILD
GILBERT (SAN
TAN)

1950 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

ARCHITECTURE:
MRY ARCHITECTURE
100 SIENA
LAGUNA NIGUEL, CALIFORNIA 92677
602.418.9940

MEP:
ENERGY SYSTEMS DESIGN, INC.
7135 EAST CAMELBACK ROAD, SUITE 275
SCOTTSDALE, ARIZONA 85251

CIVIL ENGINEER:
SBL-ENG
16634 NORTH 50TH WAY
SCOTTSDALE, ARIZONA 85254

STRUCTURAL:
STRUKTUR STUDIO
1525 NORTH GRANITE REEF ROAD, SUITE #9
SCOTTSDALE, ARIZONA 85257

LIGHTING DESIGNER:
VILLA LIGHTING
2929 CHOUTEAU AVENUE
ST. LOUIS, MISSOURI 63103

LANDSCAPE ARCHITECT:
COLLABORATIVE
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251

DRB - COMMENT RESPONSE SUBMISSION

DESCRIPTION	REV	DATE
DRB - RESPONSE SUBMISSION	1	11.11.19
DRB - RESPONSE SUBMISSION	2	11.26.19

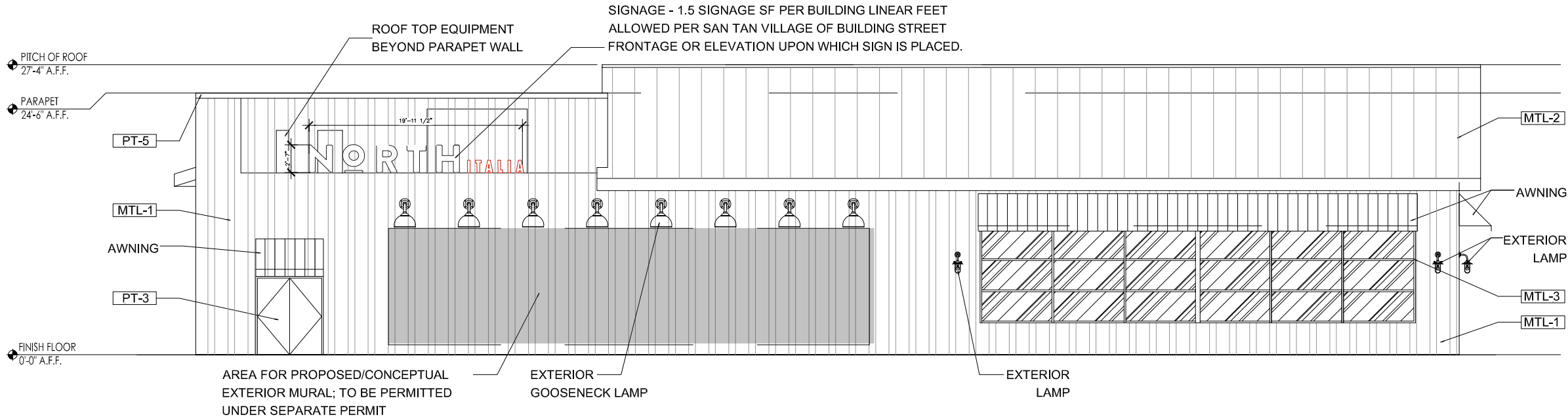
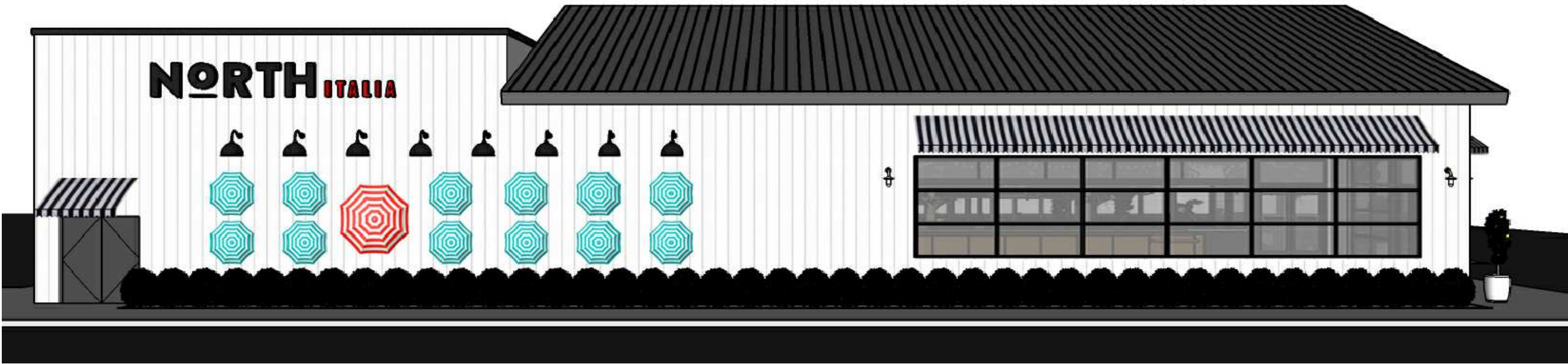


EXPIRATION 9/30/2022

DRB ELEVATIONS
- SOUTH

A4

FINISH SCHEDULE			
KEY	MANUFACTURER	MATERIAL INFORMATION	COLOR
PT-1	DUNN EDWARDS	DE5613, FINISH: EGG SHELL	MONEY
PT-2	SHERWIN WILLIAMS	SW 6203	SPARE WHITE
PT-3	SHERWIN WILLIAMS	SW 7069	IRON ORE
PT-4	PRISMATIC POWDERS	PSS-1738	ASTATIC RED
PT-5	SHERWIN WILLIAMS	SW 6258	TRICORN BLACK
MTL-1	MBCI	SLIDING MATERIAL: 5V CRIMP PANEL, 26-GAUGE	POLAR WHITE (SR.58 SRI 69)
MTL-2	MBCI	ROOFING MATERIAL: CRAFTSMAN SERIES, HIGH BATTEN PANEL	BURNISHED SLATE (SR.28 SRI 129)
MTL-3	ARCADIA	ANODIZED ALUMINUM STOREFRONT	ARCADIA #88, DARK BRONZE AB-7
PWT-1	EMSER	A95CASSBK1224; SIZE: 12"X24"; FINISH: SATIN; THICKNESS: $\frac{3}{8}$ "	CASSERO BLACK
GLZ-1	PPG INDUSTRIES	SOLARBAN 60 (2) STARFIRE + STARFIRE	SPACER: BLACK
BR-1	AZ BRICKSOURCE	COTTONWOOD FLATS SUM326GGPRO; THIN SET BRICK; JOINT $\frac{3}{8}$ "	PT-5 (SW TRICORN BLACK)
WD-1	WRCLA	WESTERN RED CEDAR; TONGUE & GROOVE; FLUSH JOINTS #S2S; 1X8	STAIN: CLEAR MATTE; TEXTURE: SMOOTH



1 DRB EXTERIOR ELEVATION - WEST
SCALE: $\frac{1}{4}$ " = 1' 0"

NORTH ITALIA &
FLOWER CHILD
GILBERT (SAN
TAN)

1950 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

ARCHITECTURE:
MRY ARCHITECTURE
100 SIENA
LAGUNA NIGUEL, CALIFORNIA 92677
602.418.9940

MEP:
ENERGY SYSTEMS DESIGN, INC.
7135 EAST CAMELBACK ROAD, SUITE 275
SCOTTSDALE, ARIZONA 85251

CIVIL ENGINEER:
SBL-ENG
16634 NORTH 50TH WAY
SCOTTSDALE, ARIZONA 85254

STRUCTURAL:
STRUKTUR STUDIO
1525 NORTH GRANITE REEF ROAD, SUITE #9
SCOTTSDALE, ARIZONA 85257

LIGHTING DESIGNER:
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2929 CHOUTEAU AVENUE
ST. LOUIS, MISSOURI 63103

LANDSCAPE ARCHITECT:
COLLABORATIVE
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251

DRB - COMMENT
RESPONSE SUBMISSION

11.26.2019		
DESCRIPTION	REV	DATE
DRB - RESPONSE SUBMISSION	1	11.11.19
DRB - RESPONSE SUBMISSION	2	11.26.19



DRB ELEVATIONS
- WEST
A5



NORTH ITALIA &
FLOWER CHILD
GILBERT (SAN
TAN)

1950 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

NORTH
ITALIA
FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

ARCHITECTURE:
MRY ARCHITECTURE
100 SIENA
LAGUNA NIGUEL, CALIFORNIA 92677
602.418.9940

MEP:
ENERGY SYSTEMS DESIGN, INC.
7135 EAST CAMELBACK ROAD, SUITE 275
SCOTTSDALE, ARIZONA 85251

CIVIL ENGINEER:
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16634 NORTH 50TH WAY
SCOTTSDALE, ARIZONA 85254

STRUCTURAL:
STRUKTUR STUDIO
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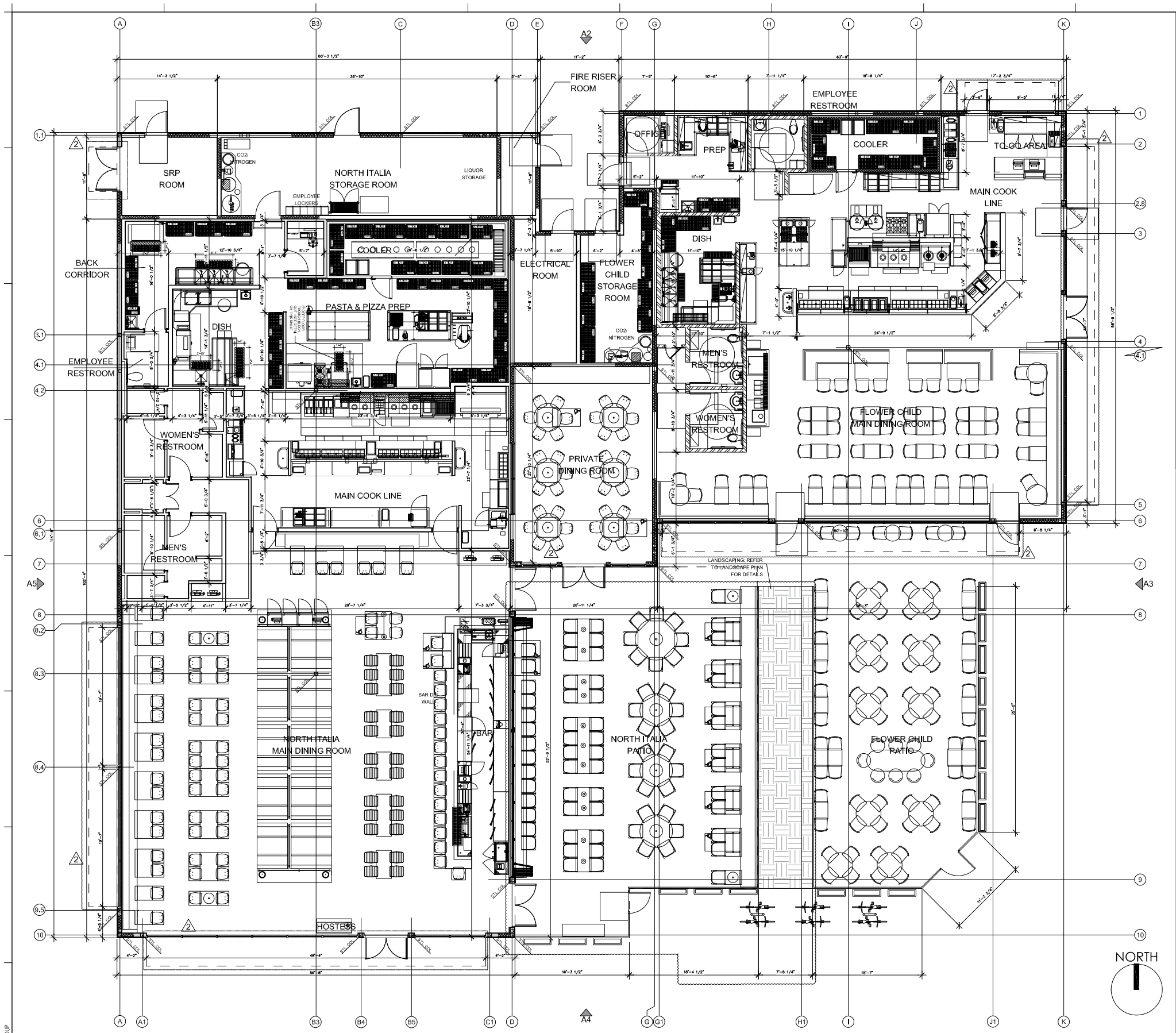
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RESPONSE SUBMISSION

11.11.2019

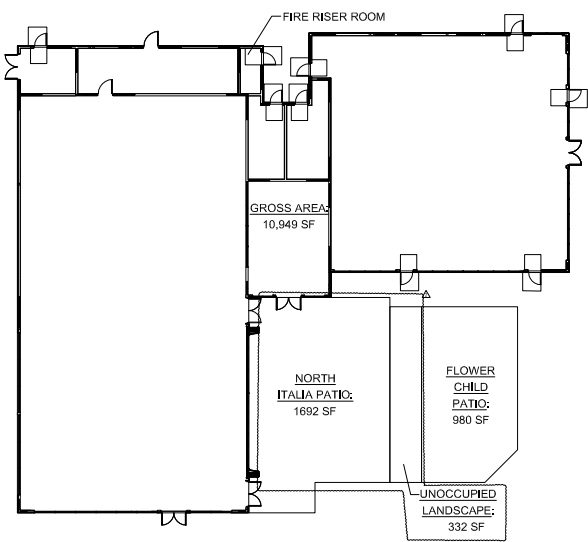
DESCRIPTION	REV	DATE
DRB - RESPONSE SUBMISSION	1	11.11.19



DRB SUBMISSION
- NORTH ITALIA &
FLOWER CHILD



1 DRB FLOOR PLAN
SCALE: $\frac{3}{16}$ " - 1' 0"



2 GROSS BUILDING AREA FLOOR PLAN
SCALE: $\frac{1}{16}$ " - 1' 0"

NORTH ITALIA &
FLOWER CHILD
GILBERT (SAN
TAN)

1950 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

ARCHITECTURE:
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100 SIENA
LAGUNA NIGUEL, CALIFORNIA 92677
602.418.9940

MEP:
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SCOTTSDALE, ARIZONA 85251

CIVIL ENGINEER:
SBL-ENG
16634 NORTH 50TH WAY
SCOTTSDALE, ARIZONA 85254

STRUCTURAL:
STRUKTUR STUDIO
1525 NORTH GRANITE REEF ROAD, SUITE #9
SCOTTSDALE, ARIZONA 85257

LIGHTING DESIGNER:
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2929 CHOUTEAU AVENUE
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SCOTTSDALE, ARIZONA 85251

DRB - COMMENT
RESPONSE SUBMISSION

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MAJID RAIS YASAMI

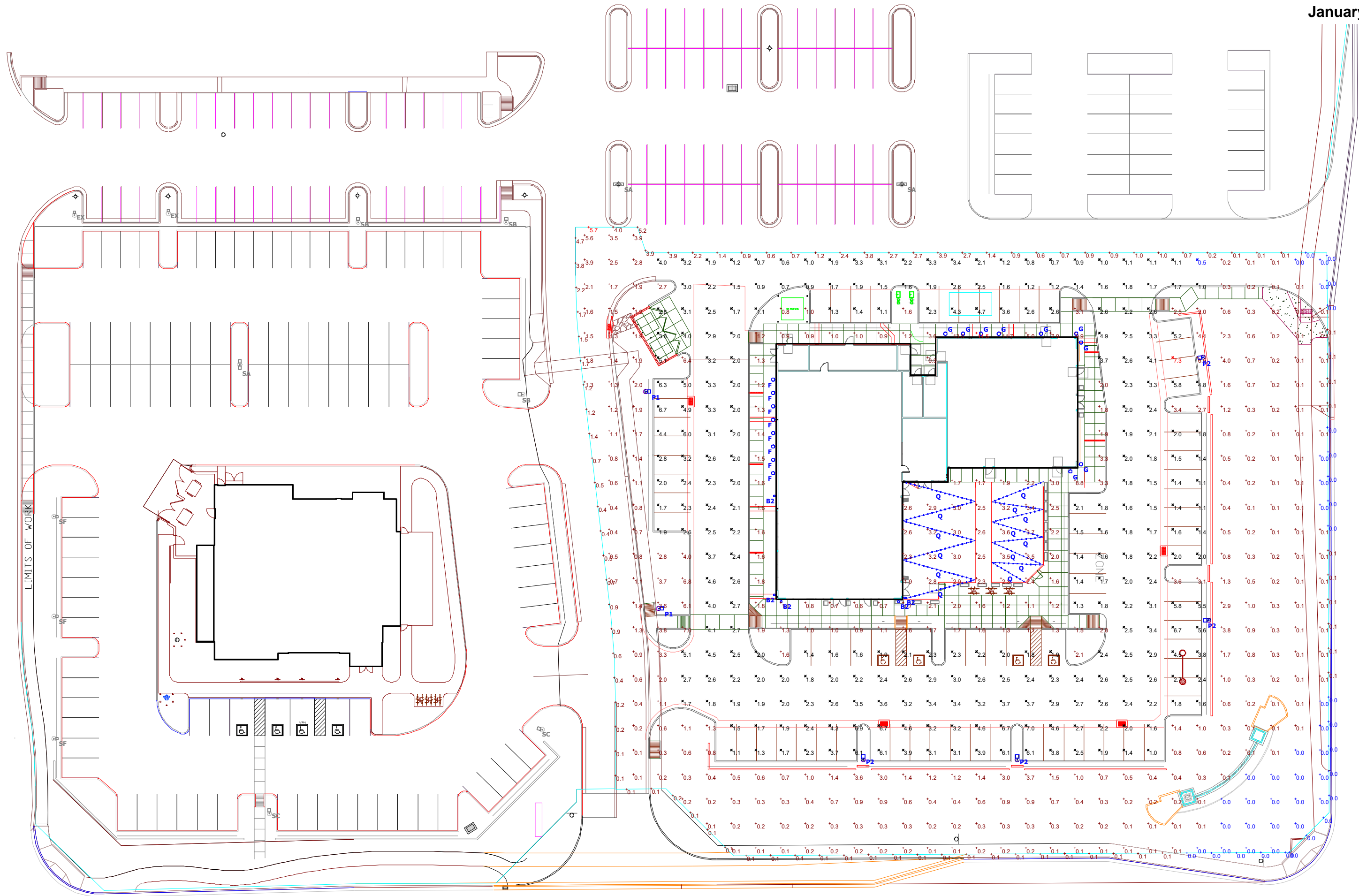
DRB FLOOR
PLAN

A1








Flower Child & North Italia - Gilbert, AZ (Santan Village)
Site Lighting Photometric Calculation

Designer
Adam Carrier
Date
12/9/2019
Scale
Not to Scale
Drawing No.
Summary



Plan View
Scale - 1" = 24'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site Light Levels	+	1.8 fc	14.5 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	✱	2.6 fc	7.3 fc	0.5 fc	14.6:1	5.2:1
Property Line Light Levels	+	0.8 fc	5.7 fc	0.0 fc	N/A	N/A

Existing Schedule										
Symbol	Label	Qty	Catalog Number	Description	Mounting Heights	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	3	KSE2-250M-R3-SCWA -P04/SSS-23FT (Double HEAD)	EXISTING Double Head D180 Lithonia Lighting KSE2 Series 250w Metal Halide Area Unit w/Type R3 Distribution	25FT. Mounting Height	(2) - 250W ED28 PSMH	1	25000	0.81	576
	SB	3	KSE2-250M-R3-SCWA-SP04/SSS-23FT (SINGLE HEAD)	EXISTING Single Head Lithonia Lighting KSE2 Series 250w Metal Halide Area Unit w/Type R3 Distribution	25FT. Mounting Height	(1) - 250W ED28 PSMH	1	25000	0.81	288
	SC	2	KSE2-250M-R3-HS-SCWA-SP04/SSS-23FT (SINGLE HEAD)	EXISTING Single Head Lithonia Lighting KSE2 Series 250w Metal Halide Area Unit w/Type R3 Distribution (HOUSE SIDE SHIELDING)	25FT. Mounting Height	(1) - 250W ED28 PSMH	1	25000	0.81	288
	SF	3	KSE1-100M-R3-HS/SSS-12FT (SINGLE HEAD)	EXISTING Single Head Lithonia Lighting KSE1 Series 100w Metal Halide Area Unit w/Type R3 Distribution (HOUSE SIDE SHIELDING)	14FT. Mounting Height	(1) - 100W E17 MH	1	8500	0.81	140
	EX	2	KSE1-100M-R3	EXISTING Single Head Lithonia Lighting KSE1 Series 100w Metal Halide Area Unit w/Type R3 Distribution	14FT. Mounting Height	(1) - 100W E17 MH	1	8500	0.81	140

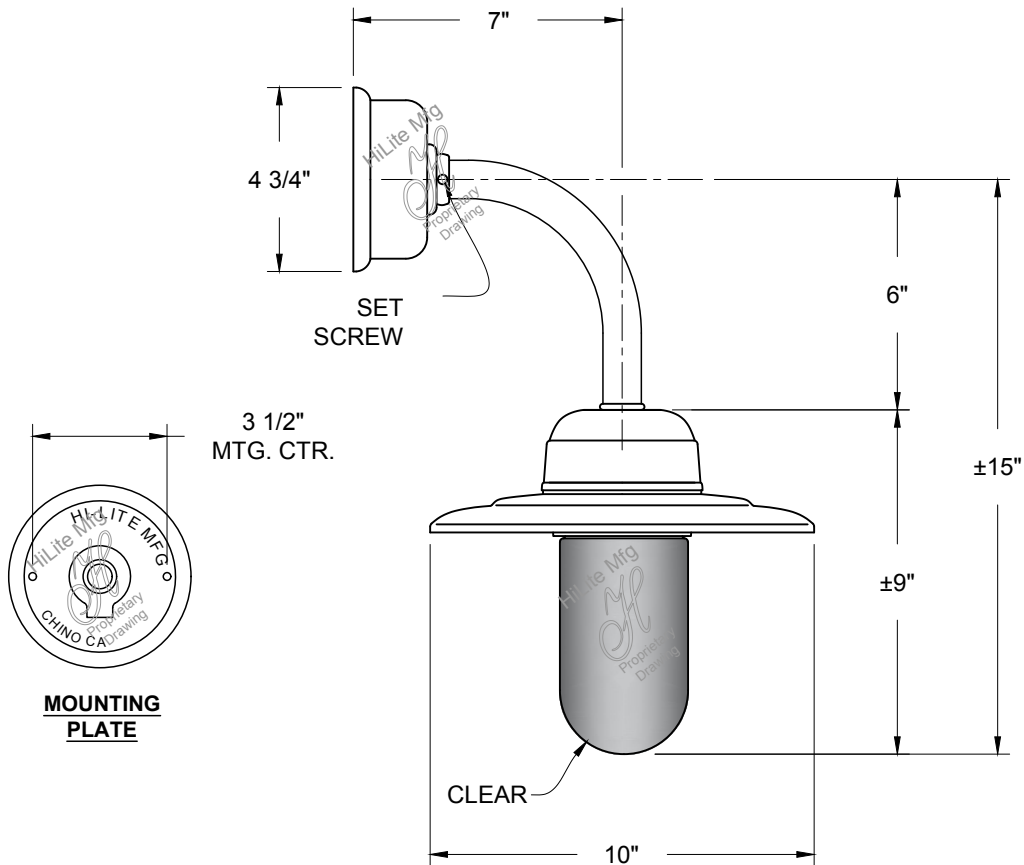
North/Flower Child Schedule											
Symbol	Label	Qty	Catalog Number	Description	Mounting Heights	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
	P1	2	AME-2-L-T3-144LC-3-3K-UNV	Visionaire Lighting LLC American Series LED Area Unit w/Type T3 Distribution	25FT. Mounting Height	LED/3000K	1	18638	1	154	
	P2	4	AME-2-L-T4-144LC-3-3K-UNV	Visionaire Lighting LLC American Series LED Area Unit w/Type T4 Distribution	25FT. Mounting Height	LED/3000K	1	18162	1	154	
	B2	5	H-NIVLC10KCD	Hi-Lite Manufacturing Custom Brass Finish (Shade, Arm & DCC) Clear Glass 10in Shade w/Bulbrite Decorative Filament Lamp	10FT. Mounting Height	NOS25-VICTOR	1	50	1	25	
	F	8	H-NIVLCT896L	Hi-Lite Manufacturing Custom North Italia Gooseneck Wall Sconce Unit (23.75in. OAH x 19.5in. D) White Inside/Black Outside	10FT. Mounting Height	NOS25-VICTOR	1	50	1	25	
	G	9	H-15116-148/HL-A-148/WGR-96/31/LED2/30/BCM-M	Hi-Lite Manufacturing Custom Flowe Child Gooseneck Wall Sconce Unit (16in Diameter Shade) Emerald Green Finish w/Galvanized Wire Guard	7FT. Mounting Height	NOS25-VICTOR	1	3000	1	31	
	Q	14	LSM2448BKF	Sival Linear Decorative Exterior Patio String Lighting w/Archipelago S14 Series Decorative LED Filament Style Party Lamps (Bulbs 2ft. on Centers)	10FT. Mounting Height	LTS14C10024MB	1	100	1	1	



HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

JOB NAME:	North Italia	
SCALE:	N.T.S.	Type B2
DRAWN BY:	S.M.-D	
SHEET:		REV:



**MOUNTING
PLATE**



Item Number	Wattage	Voltage
H-NIVLC10KCD	25W Max	120V

Finish
Custom Brass Finish (Shade,
Arm & DCC)
Clear (Glass)

Mounting
Wall Mount

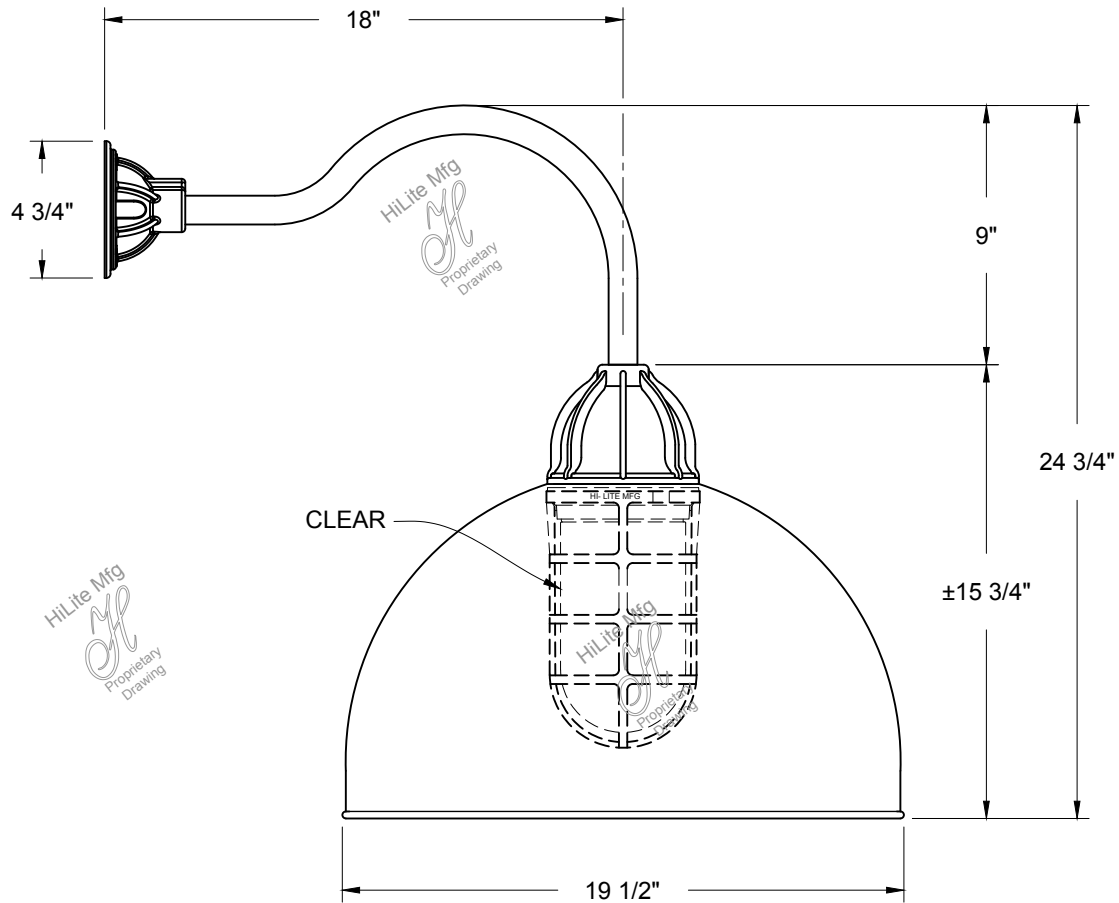
Lamp/Socket
1-Medium Base INC



HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

JOB NAME:		
North Italia		
SCALE:	DATE:	TYPE:
N.T.S.	05/07/2018	
DRAWN BY:	QTY:	F
S.M.-D		
SHEET:	REV:	



Item Number	Wattage	Voltage
H-NIVLCT896L	25W MAX	120V

Finish

91-Black (Exterior of Fixture & Arm)
93-White (Interior of Fixture)
Clear (Glass)

Mounting

Wall Mount

Lamp/Socket

1-Medium Base INC

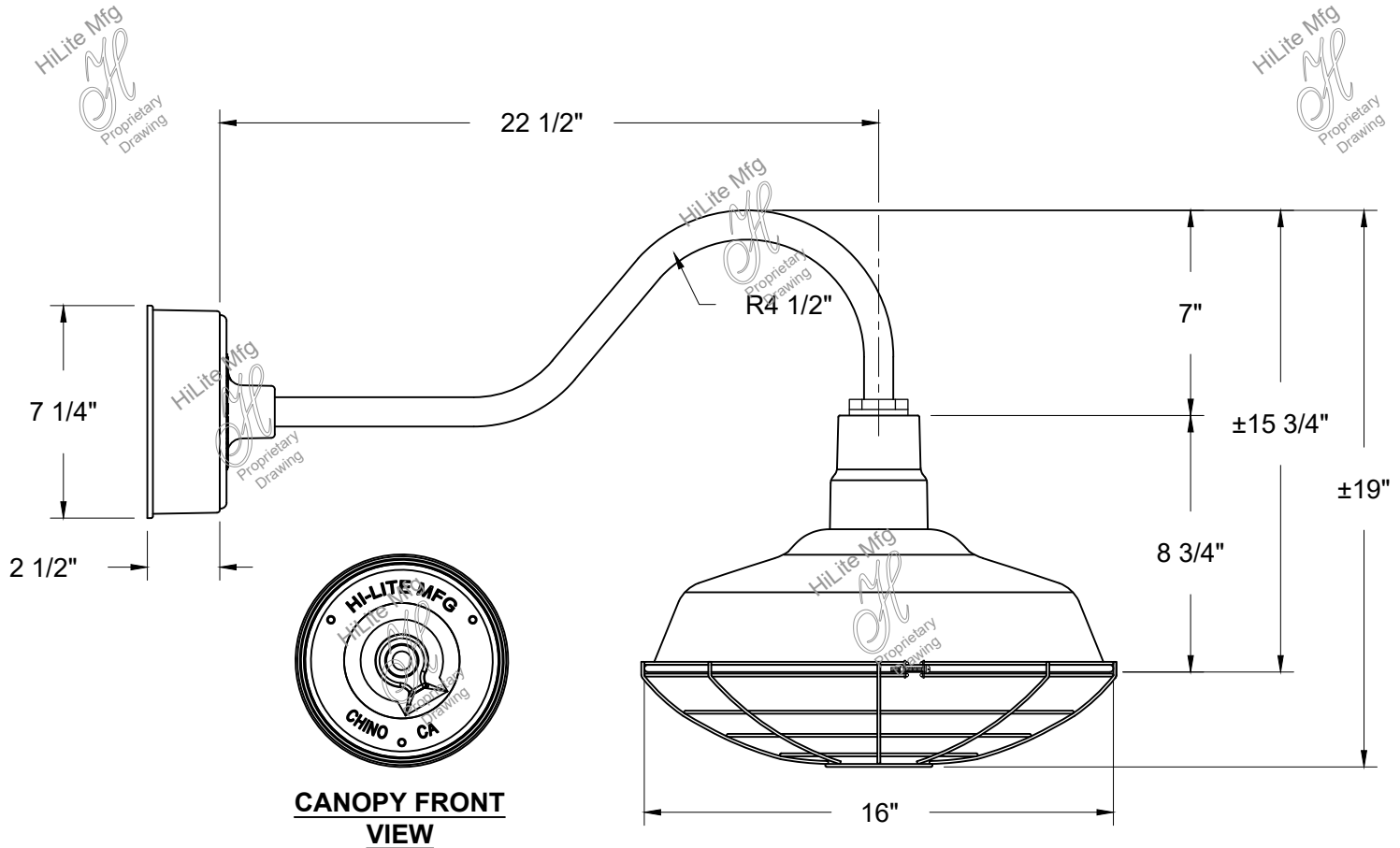
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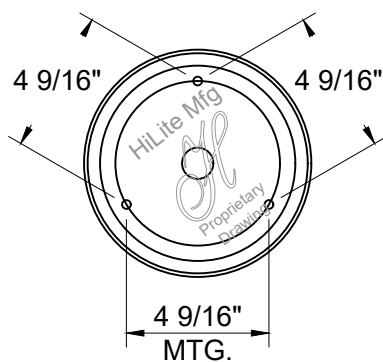
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Fax: (909) 465-0907
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JOB NAME:		
FLOWER CHILD		
SCALE:	DATE:	TYPE:
N.T.S.	04/15/2019	G
DRAWN BY:	QTY:	
S.M.-D		
SHEET:	REV:	



CANOPY FRONT VIEW



CANOPY BACK VIEW



Item Number	Wattage	Voltage
H-VLFC65A36393L3	31W	120/277V

Finish

140-Mallard Green (Exterior of Fixture & Arm)
93-White (Interior of Fixture)
96-Galvanized (Wire Guard)

Mounting

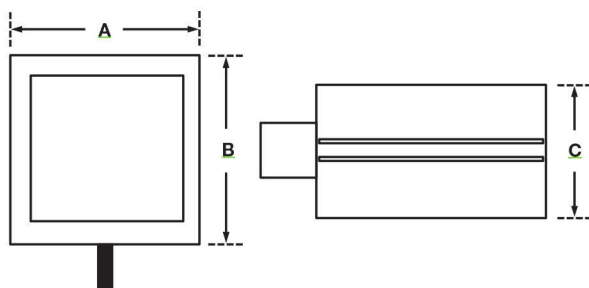
Wall Mount

Lamp/Socket

31W LED2 3000 Lumens, 3000K



Dimensional Drawings



Fixture	A	B	C	Stripe	Max. Watts	Lbs.
AME-2-L	19"	19"	12"	2"	238 W	29
AME-4-L	23"	23"	15"	2"	373 W	68

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology; while maintaining a traditional fixture image. The LEDs Performance and Life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the drivers is simplified by making them easily accessible and provided with quick wiring connections.

72, 144 or 224 LEDs are available in 350 or 530 mA rating providing up to 33,000 lumens. Six optical distribution patterns

are available and feature a unique Type T-4A automotive pattern for the front row of auto dealerships. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable Polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

TO MATCH EXISTING
PARKING LOT FIXTURE

AME-2-L	T3	144LC	3	3K	UNV			
Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
AME-2-L	Type II (T2)	# of LEDs 72 (72LC)	mA 350 (3)	3000K *Warm white (3K)	120-277 *Universal voltage (UNV)	Bolt-On Arm 6" (BOA6)	Bronze (BZ)	Photocell & Receptacle *Specify Voltage (PCR120) (PCR208) (PCR240) (PCR277) *Specify BOA or Spider Mount Photo & Receptacle with shorting cap (PER) *Specify BOA or Spider Mount Button Type Photocell *Specify Voltage (PC120) (PC208) (PC240) (PC277) House Side Light Shield (LS) Round Pole Plate Adapter (RPP) 0-10v Dimming Driver No Controls (DIM) Wireless Controls Consult Factory (WS) Motion Sensor/Control Watt Stopper FSP-211 8' Mounting Height Must specify Dimming Driver: *120V-277V Only (WSC-8) 8' Mounting Height (WSC-20) 9-20' Mounting Height (WSC-40) 21-40' Mounting Height This option will require(1) FSIR 100 remote for programming Motion Sensor (MS-8) 8' Mounting Height (MS-20) 9-20' Mounting Height (MS-40) 21-40' Mounting Height
	Type III (T3)					Bolt-On Arm 10" (BOA10)	Black (BK)	
AME-4-L	Type IV (T4)	144 (144LC)	530 (5)	4000K *Neutral white (4K)	480 (5)	Knuckle Mount (KM)	Smooth Black (SBK)	
	Type IV-A (T4A)					Wall Mount *Cast Wall Plate (BAWP) to be ordered separately (WM)	White (WH)	
	Type V (T5)					Spider Mount Fits 2 3/8" O.D. (SM)	Smooth White (SWH)	
	Type V-W (T5W)						Graphite (GP)	
							Grey (GY)	
		224 (224LC)		5000K *Cool white (5K)	347 (8)		Silver Metallic (SL)	
							Custom Color (CC)	
						Round Pole Plate Adaptors (RPP) are to be ordered separately.		

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

Housing

- All housings are manufactured using advanced computerized numerical control (CNC) machinery. Precision sheared and formed from one-piece, corrosion-resistant aluminum, with tooled external reveal.
- The computerized CNC machinery enables all American housings to be constructed quickly, efficiently and adhering to exacting ISO 9002 standards. All external hardware is stainless steel.

Door Assembly

- Removable hinged door assembly is CNC precision, sheared and formed from one-piece, corrosion-resistant aluminum with captive stainless steel fastener. The LEDs and drivers are mounted to an aluminum heat sink that is attached to the door frame.

Optical System

- The LED light assemblies come with up to 224 LEDs. Six IES distribution patterns are offered as standard; with a unique Type 4 Automotive optic available for Dealerships. The optical system qualifies as IES full cutoff; to restrict light trespass, glare, and light pollution.

Quali-Guard Finish

- The finish is Quali-Guard textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

Mounting

- A rounded extruded aluminum, Bolt-On Arm (BOA), with an in-pole nut plate, securing (2) inch zinc running bolts with stainless steel hardware is standard. A Round Pole Plate Adaptor (RPP) is required for mounting to 3" - 5" round poles.

Electrical Assembly

- The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that accept 120 v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, visit www.visionairelighting.com

Options

- Photocell & Receptacle
- Photo receptacle
- Button type photocell
- House side light shield
- Round pole plate adaptor
- Dimming Driver
- Wireless Controls
- Motion Sensor

Please consult factory for custom options.

Listings

- American is ETL listed, suitable for wet locations
- IP65 Rated
- LM79 and LM80.
- EISA compliant.
- RoHS compliant
- Powder Coated Tough™
- DLC Listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>

American 5K LED LUMEN DATA

# of LEDs	mA	Type 2	B	U	G	Type 3	B	U	G	Type 4	B	U	G	Type 4A	B	U	G	Type 5	B	U	G	Type 5W	B	U	G	Watts
72	350	8,470	2	0	2	7,485	2	0	2	8,401	2	0	2	8,069	1	0	1	9,174	3	0	1	9,145	3	0	1	80
	530	11,883	3	0	3	10,501	2	0	2	11,786	2	0	2	11,321	2	0	1	12,871	3	0	1	12,830	3	0	1	120
144	350	16,423	3	0	3	14,513	3	0	3	16,289	2	0	3	15,656	2	0	1	17,789	4	0	1	17,732	4	0	2	160
	530	21,913	3	0	3	19,365	3	0	3	21,734	3	0	3	20,876	2	0	2	23,736	4	0	2	25,249	4	0	2	238
224	350	24,124	3	0	3	22,443	3	0	3	24,480	3	0	3	24,322	2	0	2	26,734	5	0	2	26,285	5	0	2	246
	530	32,982	4	0	4	30,683	3	0	3	33,468	3	0	3	33,252	3	0	2	36,550	5	0	2	35,935	5	0	2	377

Visit www.visionairelighting.com for up-to-the-minute chart information, including types not listed here. * For 4000K multiply values by 0.98 * For 3000K multiply values by 0.95

EPA Data

Fixture with Arm							
AME-2	2.2	4.0	4.4	6.0	5.1	7.1	2.6
AME-4	3.4	6.2	6.8	9.2	7.8	10.9	3.9

19645 Rancho Way Rancho Dominguez, CA 90220
Tel: (310) 512-6480 Fax: (310) 512-6486
www.visionairelighting.com

- Commercial Grade Patio Light String, MEDIUM base sockets



Click on pictures above to view larger versions.

Options available for Patio Light Strings:

Cord Color

- Black
- Green
- White

Length

- 54 ft (24 sockets) includes 6' lead - **Not** end-to-end connectable
- 106 ft (50 sockets) includes 6' lead - **Not** end-to-end connectable
- 330 ft (165 sockets) - **No** male plug



Click on pictures above to view larger versions.

Suspended Socket Option:







- **Suspended Socket** - The suspended socket provides an eyelet for cable wires to go through to provide additional support to hold up the string lights. The socket and the main wire are connected by a suspensor, which lowers the socket to help provide better illumination. To the right are close-up pictures of the light string with suspended sockets
- **In-Line Socket** - Main wire goes directly into the socket - there is no eyelet for a supporting cable and no suspensor hanging the socket lower.

Features:

- These popular outdoor patio light strings are ideal for landscape lighting for backyards, patios, cafes, wineries and wedding tents.
- These patio string lights have **16 gauge wire (rated for 960 Watts, 8 Amps)**, [medium base sockets](#) and spacing of **24" between sockets**.
- PVC encapsulated sockets are resistant to UV sunlight exposure.
- Soft socket lips are designed to ensure a tight weather-resistant seal around the bulbs.
- These string lights are designed for both indoor (interior) and outdoor (exterior) use. Most of our customers use these products for outdoor landscape lighting.
- The 54 ft. and 106 ft. patio light strings come with a male power plug; power plug for the 330 ft. light string must be purchased separately. We recommend the UL listed [15 Amp rubber plugs](#).
- **As seen on the DIY Network show "Yard Crashers" (Episode "Backyard Living Room")**
- **As featured in the July 2009 issue of Real Simple Magazine**
- Compatible bulbs: [11S14](#) (11W), [A15](#) (15W), [G50](#) (15W), [LED S14 and LED G50](#)

FILAMENT LED
7-15 Watt
REPLACEMENT

AS LOW AS 1.0W

-  SUITABLE FOR WET LOCATIONS
-  ENCLOSED RATED
-  25,000 HOURS RATED LIFE
-  3-YEAR LIMITED WARRANTY
-  360° LIGHT DISTRIBUTION
-  UL LISTED

ALSO AVAILABLE IN:



FROSTED



COLOR:

Green | Red | Yellow | Blue



Ordering Information (S14)

Model Number	Type	Base	Lumens	Wattage	MOL MOD	CCT	CRI
LTS14C10024MB	Glass Clear	E26 Medium	100LM	1.0W	3.3" 1.7"	2400K	83
LTS14C10027MB	Glass Clear	E26 Medium	100LM	1.0W	3.3" 1.7"	2700K	83
LTS14C15024MB	Glass Clear	E26 Medium	150LM	1.5W	3.3" 1.7"	2400K	83
LTS14C15027MB	Glass Clear	E26 Medium	150LM	1.5W	3.3" 1.7"	2700K	83
LTS14F10024MB	Glass Frosted	E26 Medium	100LM	1.0W	3.3" 1.7"	2400K	83
LTS14F10027MB	Glass Frosted	E26 Medium	100LM	1.0W	3.3" 1.7"	2700K	83
LTS14F15024MB	Glass Frosted	E26 Medium	150LM	1.5W	3.3" 1.7"	2400K	83
LTS14F15027MB	Glass Frosted	E26 Medium	150LM	1.5W	3.3" 1.7"	2700K	83
LTS14CB	Glass Clear Blue	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14CG	Glass Clear Green	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14CR	Glass Clear Red	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14CY	Glass Clear Yellow	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14FB	Glass Frosted Blue	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14FG	Glass Frosted Green	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14FR	Glass Frosted Red	E26 Medium	—	1.0W	3.3" 1.7"	—	83
LTS14FY	Glass Frosted Yellow	E26 Medium	—	1.0W	3.3" 1.7"	—	83